



**67 Kealholme Road, Scunthorpe, DN17 3TA**

**£399,950**

Located in a quiet cul de sac on Kealholme Road in Messingham this immaculate five bedroom detached family home that is ready to move straight into.

As you enter the property you have an entrance hall, cozy lounge with log burner, separate dining room, modern kitchen diner with access on to the rear garden. There is also a W.C, utility area and storage room that would make a fantastic home office/gym area with storage in. To the first floor you have five double bedrooms, the master having a modern en suite shower room and a further modern family bathroom.

Outside the property you have a low maintenance wrap around garden with turf and patio seating areas, off road parking to the front of the block paved driveway and access to the garage that the sellers have as a storage room.

Available to view now please call the office to book your appointment!

Entrance hall



Storage 9'1" x 5'2" (2.78 x 1.60)

First floor landing



Lounge 19'7" x 11'5" (5.98 x 3.48)



Bedroom one 16'1" x 11'0" (4.91 x 3.36)



Dining room 11'5" x 11'5" (3.48 x 3.48)



En-suite 6'5" x 5'4" (1.97 x 1.65)



Kitchen 14'0" x 11'0" (4.27 x 3.36)



Downstairs W.C.

Utility room 9'1" x 4'6" (2.78 x 1.39)



Home office/ Gym 7'10" x 6'10" (2.39 x 2.09)

Bedroom two 11'5" x 10'4" (3.48 x 3.15)



Bedroom five 9'5" x 7'6" (2.88 x 2.30)



Bedroom three 11'5" x 9'6" (3.48 x 2.92)



Bathroom 9'5" x 6'11" (2.88 x 2.11)



Bedroom four 11'5" x 9'1" (3.48 x 2.79)



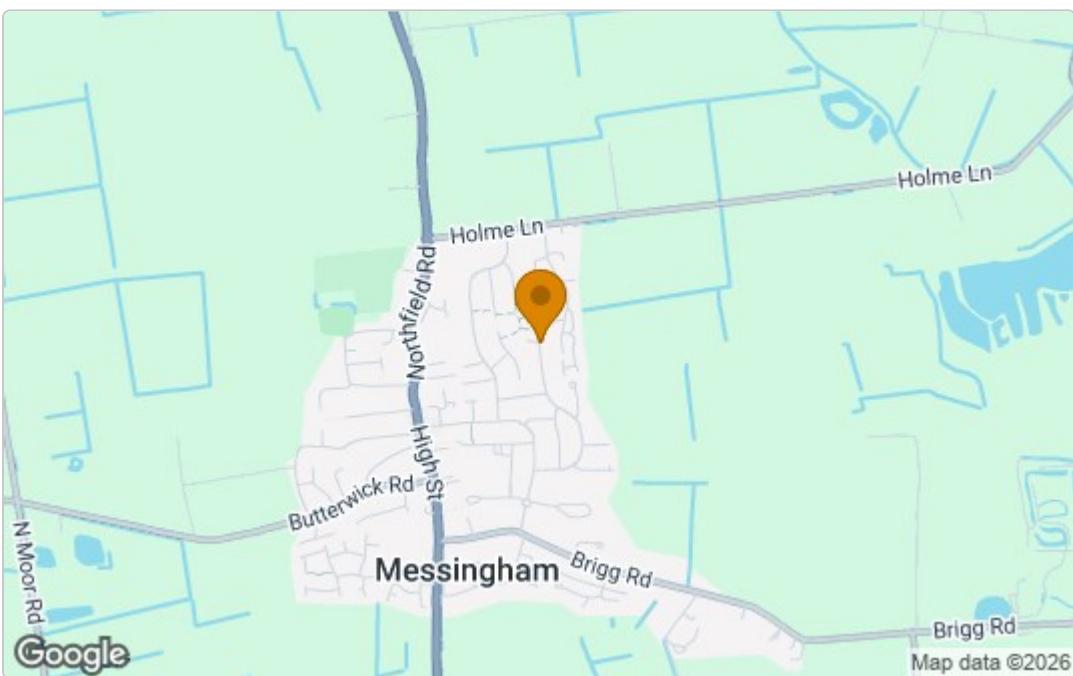
Outside



# Floor Plan



## Area Map



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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