23 Trentholme Drive
Scunthorpe, DN17 3UL
£295,000

Bella properties

Bella Properties brings to the market this immaculately presented four bedroom detached property in the always popular village of Messingham. Deceptively spacious throughout boasting four bedrooms, three bathrooms and two reception rooms, this home is certain to have widespread appeal.

Enjoying a village location close to local shops, schools and amenities, the property itself briefly comprises of a welcoming entrance hallway, living room, dining room, kitchen, W/C and integral garage all found on the ground floor with the landing, all four bedrooms, two en-suites and family bathroom found on the first floor. Externally, there are well presented gardens to both the front and rear, and a driveway offering off road parking for multiple vehicles.

Viewings are available now and come highly recommended to appreciate this beautiful, family home.

Hall 4'2" x 16'10" (1.28 x 5.14)
Entrance to the property is via the front door and into the hall. Amtico flooring with coving to the ceiling, central heating radiator and internal doors lead to the garage, W/C, kitchen, dining room, living room and storage cupboard.

Living Room 10'9" x 18'9" (3.3 x 5.74)
Carpeted with coving to the ceiling, central heating radiator and electric fireplace set on marble effect surround. uPVC bay window faces to the front of the property.

Kitchen 12'8" x 9'0" (3.87 x 2.76)
Wooden tiled effect flooring with central heating radiator, two uPVC windows face to the rear of the property with external door leading to the rear garden. Base height and wall mounted units with wooden countertops and tiled splashbacks, integrated oven, grill, hob and extractor fan, integrated sink and drainer and space and plumbing for white goods including American style fridge/freezer.

W/C 6'11" x 3'2" (2.12 x 0.99)
A two piece suite consisting of toilet and sink. uPVC window faces to the side of the property.

Dining Room 11'10" x 8'10" (3.61 x 2.7)
Carpeted with coving to the ceiling, central heating radiator and double doors lead to the rear garden.

Landing 6'3" x 13'8" (1.91 x 4.19)
Carpeted with coving to the ceiling, central heating radiator and internal doors lead to the four bedrooms, bathroom and storage cupboard.

Master Bedroom 15'5" x 10'11" (4.7 x 3.35)
Carpeted with coving to the ceiling, central heating radiator, built in wardrobes and three uPVC windows face to the front of the property.

En-Suite 4'6" x 8'6" (1.38 x 2.61)
Vinyl effect flooring with tiled walls, coving to the ceiling, spotlights and uPVC window faces to the front of the property. A three piece suite consisting of double shower cubicle, toilet and sink with vanity unit.

Bedroom Two 10'4" x 8'5" (3.16 x 2.58)
Carpeted with coving to the ceiling, central heating radiator and built in storage. uPVC window faces to the rear of the property.

En-Suite
A two piece suite consisting of shower cubicle and sink with vanity unit. Heated towel rail and uPVC window faces to the side of the property.

Bedroom Three 10'4" x 6'7" (3.16 x 2.03)
Carpeted with central heating radiator and uPVC window faces to the rear of the property.

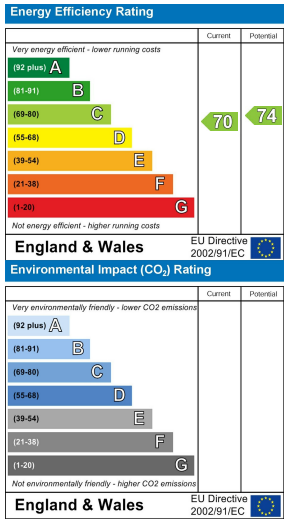
Bedroom Four 8'6" x 10'4" (2.61 x 3.16)
Carpeted with coving to the ceiling, central heating radiator and built in storage. uPVC window faces to the rear of the property.

Bathroom 5'1" x 8'6" (1.57 x 2.61)
Vinyl effect flooring with coving to the ceiling, tiled walls and heated towel rail. A three piece suite consisting of bathtub, toilet and sink with vanity unit.

External
To the front of the property is a gravelled garden with a driveway for off road parking which leads to the integral garage which measures 5.39m x2.59m. Access to the rear is down either side of the property to the beautifully presented south facing garden which is mainly laid to lawn with patio seating area.

Disclaimer
The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Ground Floor



Total area: approx. 138.8 sq. metres (1494.2 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

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