



## 22 EASTFIELD ROAD SCUNTHORPE, DN17 3PG

£250,000  
FREEHOLD

This well-maintained three-bedroom detached home occupies a generous corner plot in the highly sought-after village of Messingham, offering spacious and versatile living both inside and out. With wraparound gardens, a driveway and garage with electric door, and a well-balanced layout including a front-facing dining room, rear lounge and practical kitchen with pantry/utility, the property is ideal for families or those looking for a home they can move straight into. Positioned within easy walking distance of local shops, schools, amenities and transport links, this is a fantastic opportunity to secure a home in a popular village location.



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## 22 EASTFIELD ROAD

### DESCRIPTION

THREE BEDROOM DETACHED FAMILY HOME IN THE SOUGHT-AFTER VILLAGE OF MESSINGHAM – CORNER PLOT POSITION – GENEROUS GARDENS TO FRONT, SIDE & REAR – DRIVEWAY & GARAGE WITH ELECTRIC DOOR – WELL MAINTAINED THROUGHOUT – NO ONWARD CHAIN POTENTIAL

Situated on a lovely corner plot within the highly regarded village of Messingham, this well looked after three-bedroom detached home offers spacious and versatile living, ideal for a range of buyers. With wraparound gardens, a driveway and garage, and a layout that flows beautifully from room to room, this is a property ready to move into and enjoy.

Step inside the welcoming entrance hallway where you will find stairs to the first floor, a handy under-stairs storage cupboard, and doors leading through to the main living spaces. The front-facing dining room is bright and inviting, with a large window allowing plenty of natural light to pour in, and a glazed panel door with matching sidelights opening through to the rear lounge. The rear-facing lounge is a cosy yet spacious room, centred around a tiled feature fireplace with electric fire, creating a lovely focal point.

The kitchen is fitted with traditional wall and base units complemented by ample worktop space, with room for appliances. Just off the kitchen is a useful pantry/utility area, adding extra practicality. A rear lobby provides access to the side of the property and includes a handy ground floor WC.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles, both benefitting from fitted wardrobes, and a good-sized single bedroom. The family shower room is fully tiled and fitted with a shower cubicle, pedestal wash basin,

WC, heated towel radiator, and built-in storage cupboard.

Externally, the property continues to impress. A block paved driveway provides off-road parking and leads to the single garage, which benefits from an electric roller door. The gardens wrap around the property, with a neat lawn to the front bordered by a dwarf wall, a substantial side lawn with planted borders, and a further enclosed rear garden mainly laid to lawn, complete with a paved patio area and greenhouse.

Located within easy walking distance of Messingham's excellent local amenities, including shops, pubs, eateries, a doctor's surgery, and a well-regarded primary school, as well as a bus stop at the end of the road, this is a fantastic opportunity to secure a well-maintained home in a desirable village setting.

### Entrance Hallway

Welcoming entrance with stairs to first floor, under-stairs storage cupboard and access to main living areas.

### Dining Room

Bright and spacious with large window and glazed door with sidelights leading through to the lounge.

### Lounge

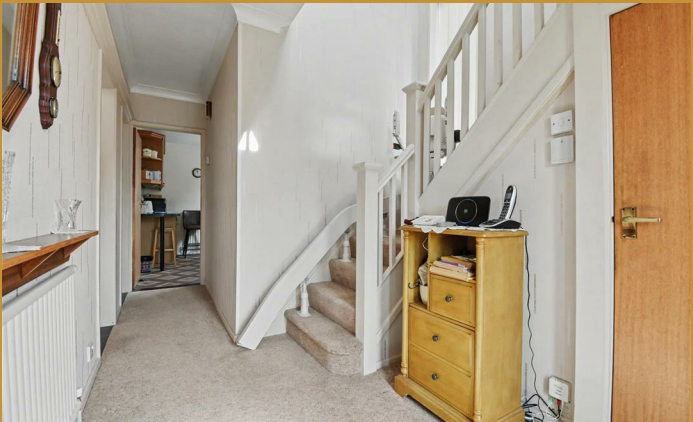
Comfortable living space with tiled feature fireplace and electric fire, overlooking the rear garden.

### Kitchen

Fitted with traditional wall and base units, complementary worktops, space for appliances and access to pantry/utility.

### Pantry / Utility Area

Useful additional space for storage and laundry.



### **Rear Lobby & WC**

Convenient access to side of property with ground floor WC.

### **Bedroom One**

Generous double bedroom with fitted wardrobes.

### **Bedroom Two**

Second double bedroom, also with fitted wardrobes.

### **Bedroom Three**

Good-sized single bedroom.

### **Shower Room**

Fully tiled with shower cubicle, pedestal wash basin, WC, heated towel radiator and built-in storage.

### **Outside**

Block paved driveway leading to single garage with electric roller door. Front lawn with dwarf wall, large side garden with planted borders, and enclosed rear garden mainly laid to lawn with patio and greenhouse.

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

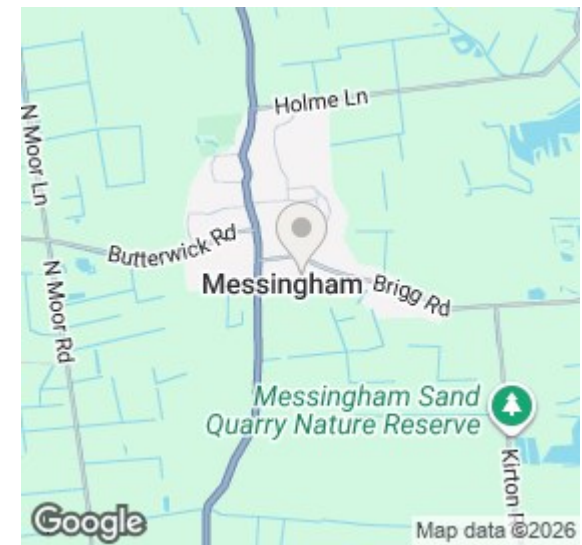
Floor Area – 1085.00 sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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