

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Maple Close

Messingham, Scunthorpe, DN17 3UQ

Offers In The Region Of £230,000



Council Tax: D



# 1 Maple Close

Messingham, Scunthorpe, DN17 3UQ

Offers In The Region Of £230,000



## Front Exterior

Attractive front to the property, which offers an area for off road parking leading to the integral garage. This has mature hedging, providing a natural border for the area.

## Rear Garden

A private rear garden with a lawn and mature shrubs along the borders, providing an enclosed outdoor space. A paved area near the house is ideal for outdoor seating and entertaining.

## Living Room

13'10" x 13'5" (4.22m x 4.08m)

This spacious living room, to the rear of the home, offers a bright and inviting atmosphere with large windows and French doors that open out to the garden.

## Sitting Room

11'7" x 9'1" (3.52m x 2.78m)

Handy sitting room to the front of the property - which could be used as a further bedroom or home office, depending on requirements.

## Kitchen

12'7" x 10'2" (3.83m x 3.09m)

Fitted kitchen to the rear of the home, with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob and extractor fan, with a door accessing the garden.

## Master Bedroom

16'4" x 12'1" (4.99m x 3.68m)

A bright and spacious master bedroom with a generous floor space. It benefits from dual wardrobes providing storage and an ensuite bathroom for added convenience and privacy.

## Ensuite

7'6" x 5'5" (2.28m x 1.65m)

En-suite shower room to the master bedroom - with neutral suite - requires a degree of attention.

## Bedroom 2

10'7" x 8'1" (3.23m x 2.47m)

Good sized double bedroom.

## Bedroom 3

8'11" x 8'10" (2.72m x 2.68m)

Bedroom benefiting from fitted storage.

## Bedroom 4

10'5" x 7'0" (3.17m x 2.13m)

## Bathroom

7'5" x 5'6" (2.26m x 1.67m)

Family bathroom with neutral suite.



## Road Map



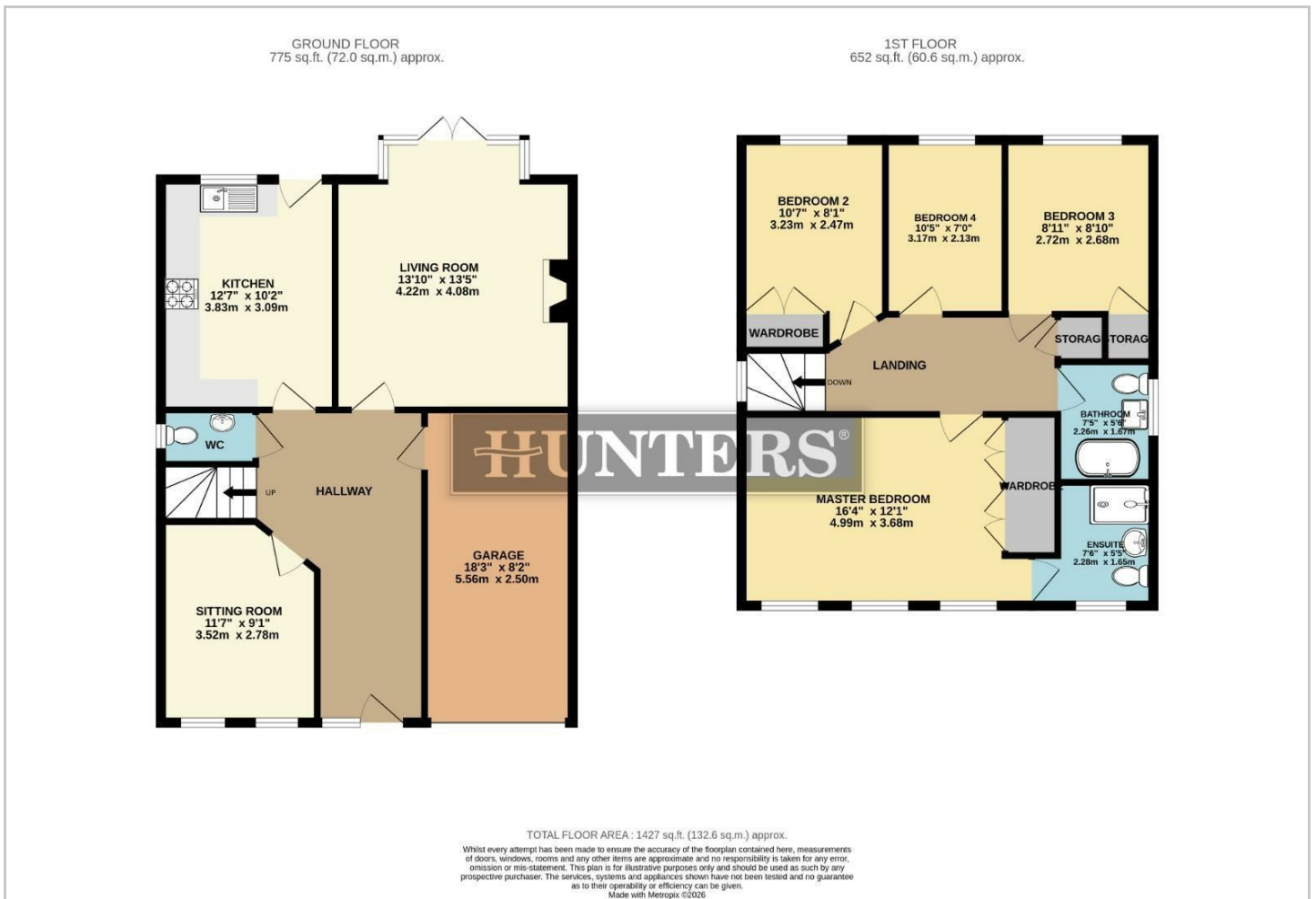
## Hybrid Map



## Terrain Map



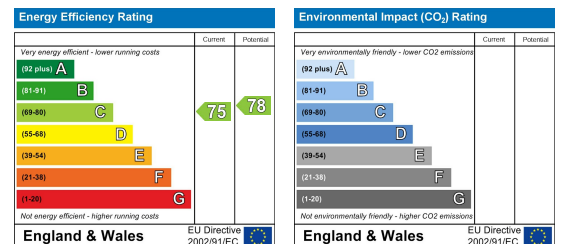
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.