

# HUNTERS®

HERE TO GET *you* THERE



## High Street

Messingham, Scunthorpe, DN17 3RX

Offers In The Region Of £275,000



3



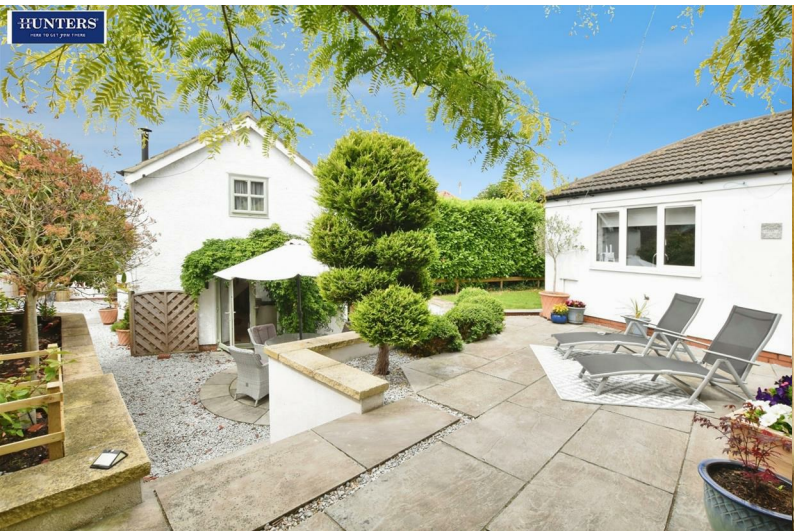
2



2



Council Tax: A



# 19 High Street

Messingham, Scunthorpe, DN17 3RX

Offers In The Region Of £275,000



## Front

Accessed via a gate to the front, this stunning property sits side on - offering an individual and private frontage.

## Garden

Set in its own, enclosed space - the property and annex gardens offer well maintained gravel and paved areas over two levels - ideal for sitting and al fresco dining. The covered barbeque area offers a great space for entertaining - and the surrounding walls offer great privacy to the area.

## Kitchen

14'2" x 12'9" (4.31m x 3.89m)

This spacious kitchen offers a generous footprint with ample space for cooking and dining. It includes a variety of work surfaces and storage options, making it a practical and welcoming space for everyday use. The room benefits from natural light, enhancing its bright and airy feel.

## Living Room

14'6" x 13'5" (4.42m x 4.09m)

A comfortable living room featuring a practical layout and a good amount of natural light, perfect for relaxing or entertaining. This room benefits from direct access to the outside, adding to its appeal as a welcoming family space.

## Landing

The landing connects the first-floor rooms and provides access between the bedrooms and bathroom, facilitating smooth movement throughout this level.

## Hall

The hall provides access to the main rooms and offers a useful flow through the property, connecting the kitchen, bedroom, bathroom, and living room efficiently.

## Bedroom 1

13'4" x 10'11" (4.06m x 3.34m)

A cosy, well-proportioned bedroom with built-in wardrobe space, ideal for a peaceful retreat. It benefits from natural light and finishes that would suit a variety of décor styles.

## Bathroom

8'10" x 8'0" (2.68m x 2.43m)

This bathroom features a large walk-in shower with essential fixtures including a toilet, and sink. It is conveniently positioned to serve the main living areas and bedrooms.

## Bedroom 2

13'11" x 7'8" (4.25m x 2.33m)

Bedroom 2 provides a well-sized sleeping area with natural light and space sufficient for bedroom furniture. It is adjacent to a compact bathroom for added convenience.

## Annex Living Room

12'10" x 12'8" (3.90m x 3.87m)

A bright and inviting living room is located in the annex area - with a practical layout, providing ample space for seating and entertainment. This room also includes built-in cupboards for additional storage convenience.

## Annex Bedroom

12'8" x 10'9" (3.87m x 3.28m)

This bedroom is a comfortable and well-proportioned space, ideal for restful nights. It benefits from natural light and has sufficient room for bedroom furniture and storage.

## Annex Shower room

10'6" x 4'6" (3.20m x 1.37m)

This shower room is compact and practical, fitted with essential amenities and positioned close to the bedrooms for ease of use.



## Road Map



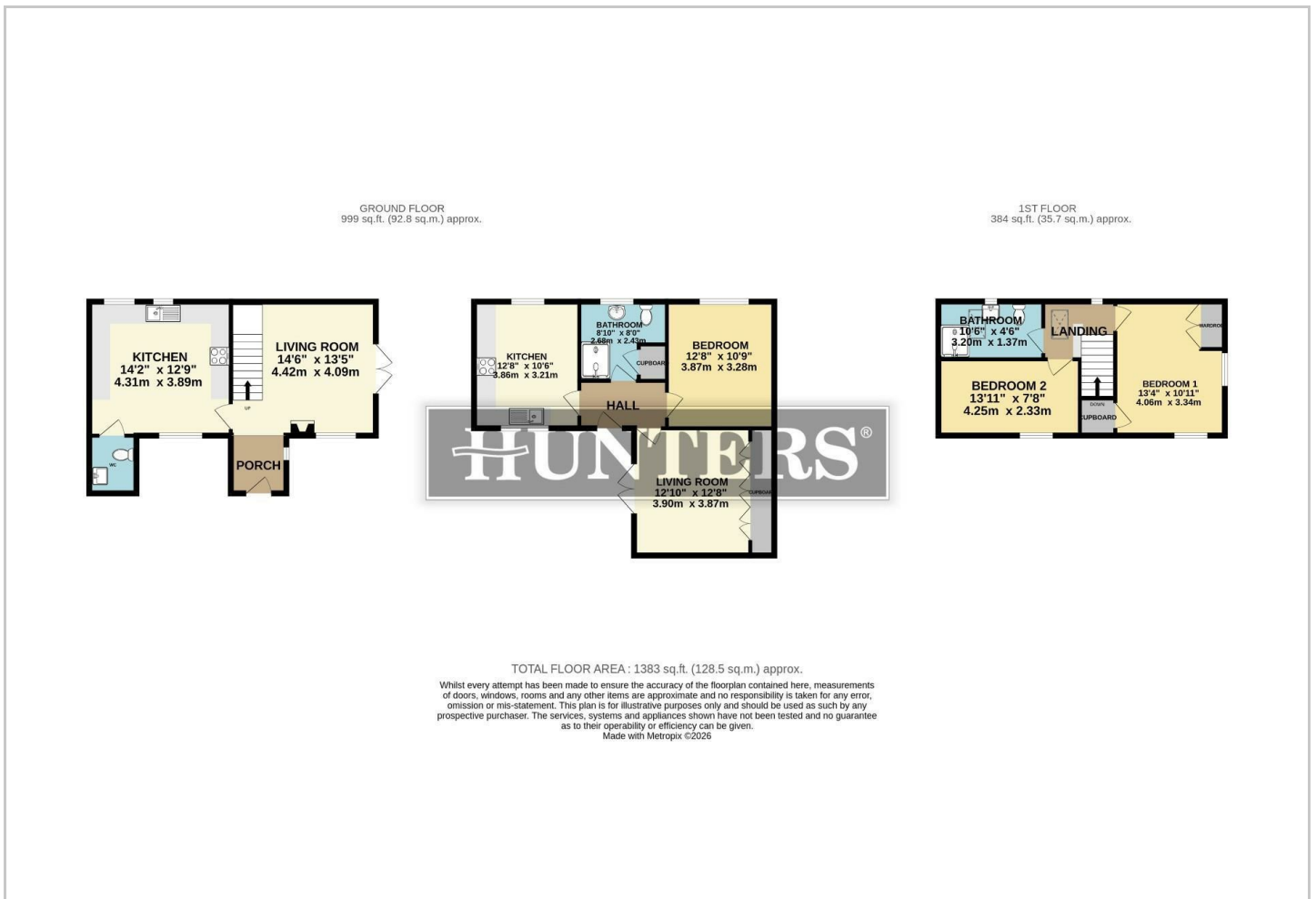
## Hybrid Map



## Terrain Map



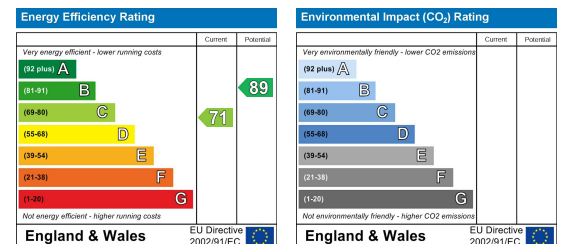
## Floor Plan



## 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.