



373 Messingham Road
Bottesford, DN17 2QZ
£115,000

Bella
properties

**** NO CHAIN **** Located on the always popular Messingham Road in Scunthorpe, this two bedroom home is brought to the market for sale with Bella Properties. Absolutely ideal for an investor or first time buyer looking to make their own, this home boasts two reception rooms, two double bedrooms, a detached brick built garage as well as a good sized plot.

This property is in a great position, as you'll find yourself close to local amenities, good schools, and transport links. The property briefly comprises the entrance hall, living room, dining room and kitchen on the ground floor, with the landing, two bedrooms and bathroom found on the first floor.

Viewings are now available on this home and come recommended.



Porch

Entrance to the property is via the front door and into the porch. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

Living Room 12'1" x 12'5" (3.7 x 3.8)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on brick surround and window facing to the front of the property. Internal door leads to the dining room.

Dining Room 9'10" x 15'8" (3.0 x 4.8)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on brick surround and window facing to the side of the property.

Kitchen 8'10" x 11'1" (2.7 x 3.4)

Vinyl effect flooring with coving to the ceiling and window facing to the rear of the property. Base height and wall mounted wooden units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

Landing

Internal doors lead to the two bedrooms and bathroom.

Bedroom One 13'5" x 11'11" (4.09 x 3.65)

Carpeted with two central heating radiators, built in wardrobes and dual windows face to the front of the property.

Bedroom Two 10'0" x 9'2" (3.05 x 2.8)

Carpeted with central heating radiator and window faces to the rear of the property.

Bathroom 6'6" x 6'2" (2.0 x 1.9)

Carpeted with tiled walls, central heating radiator and window faces to the front of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a low maintenance garden with a driveway for off road parking. The driveway leads to the detached brick built garage and rear garden which is mainly laid to lawn with storage shed.

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



First Floor



Total area: approx. 75.7 sq. metres (814.8 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, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC