



335 Messingham Road  
Scunthorpe, DN17 2QZ  
£180,000

*Bella*  
properties



**Bella Properties are delighted to present to the market this semi-detached home located on the always popular Messingham Road, set within close proximity to public transport links, reputable local schools, and a host of other local amenities.**

**The house has been thoughtfully renovated and is neutrally decorated throughout, offering the perfect canvas for you to add your personal touch. Internally, the home briefly comprises of the entrance hall, two reception rooms consisting of the living and dining room, a downstairs W/C and spacious kitchen. Upstairs, there are three well-sized bedrooms, two of which are doubles and the third a single, and the family bathroom. Externally, there is off road parking, a detached garage and an extremely generous sized lawned garden to the rear.**

**Ideal for families, this home is also offered with no onward chain for ease of purchase. We encourage early viewings to fully appreciate this charming home and its potential!**



### Entrance

Entrance to the property is via the front door and into the hall. Internal door leads to the living room.

### Living Room 13'5" x 12'11" (4.09 x 3.94)

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.

### Dining Room 8'5" x 13'6" (2.57 x 4.13)

Vinyl effect flooring with central heating radiator and uPVC window facing to the rear of the property.

### W/C 5'4" x 2'9" (1.64 x 0.85)

A two piece suite consisting of toilet and sink. Vinyl effect flooring.

### Kitchen 14'3" x 11'0" (4.36 x 3.37)

Vinyl effect flooring with central heating radiator and uPVC windows facing to either sides of the property as well as the rear garden. Base height and wall mounted units with complimentary counter tops, tiled splashbacks, integrated sink and drainer, overhead extractor fan and space and plumbing for white goods.

### Landing 6'11" x 5'6" (2.12 x 1.7)

Carpeted with coving to the ceiling, uPVC window facing to the side of the property and internal doors leading all three bedrooms and bathroom.

### Bedroom One 10'8" x 10'9" (3.26 x 3.28)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

### Bedroom Two 10'9" x 10'7" (3.28 x 3.25)

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

### Bedroom Three 7'9" x 7'9" (2.38 x 2.38)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

### Bathroom 6'3" x 5'6" (1.91 x 1.7)

Vinyl effect flooring with central heating radiator and uPVC window facing to the front of the property. A three piece suite consisting of bathtub with overhead shower, sink and toilet.

### External

To the front of the property is a lawned garden with a driveway offering off road parking. The driveway continues to the rear of the property where you will find a patio area, detached garage, wooden storage shed and an extremely generously sized lawned garden with established shrubs.

### 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. 82.4 sq. metres

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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC