



**83 High Street, Scunthorpe  
DN17 3NU  
£290,000**

A fantastic opportunity to purchase an extended modern styled three bedroom home that has been kept to the highest standards by the current owners and located in a well-regarded location in Messingham, close to local schools, transport links, shopping facilities, and amenities. This property is an ideal family home with its spacious rooms, modern style bathroom, and gorgeous open plan kitchen diner, a loft room currently being used as a fourth bedroom and with an enclosed rear garden which is mainly paved, low maintenance and private.

There is nothing to do other than move straight in, with a fully fitted kitchen in a great open plan space with double doors leading out to your garden. Also benefiting from utility, downstairs wc, uPVC double glazing throughout and gas central heating.

The home also has space for off-road parking with your own garage and driveway which can allocate more than two cars if needed. This really is not one to miss out on with a great mix of modern living with traditional features. Viewings available now.



### Hallway

Accessed through a composite door with staircase to the first floor, doors to downstairs wc, kitchen and living room. Window to the side.

### Downstairs WC

5'2" x 4'2" (1.60 x 1.29)

With a WC, hand wash basin and window to the side.

### Living Room

15'10" x 11'10" (4.83 x 3.61)

Spacious living room with bayed window to the front and radiator.

### Open Plan Kitchen Diner

20'11" x 18'5" (6.40 x 5.63)

Entrance from the hallway, A variety of base height and wall units with complimentary counters. Integrated oven and hob with ceiling extractor and integrated sink and drainer. Central heating radiator. Space for six seater dining table. Window of the rear, skylight and double uPVC doors leading out to rear of the property. Further door leading to the utility room.

### Utility Room

4'6" x 3'11" (1.38 x 1.21)

Worktop with plumbing underneath for white goods. Door to storage cupboard and door leading out to the side of the property.

### Landing

Doors leading to all three bedrooms, family bathroom and storage cupboard. Window to the side.

### Bedroom One

13'3" x 13'1" (4.04 x 4.00)

Window to the front of the property, built in wardrobes and central heating radiator.

### Bedroom Two

12'3" x 10'11" (3.74 x 3.35)

Window to the rear of the property and central heating radiator. Door to stairs leading up to the loft room.

### Bedroom Three

9'8" x 6'8" (2.96 x 2.04)

Window to the rear of the property and central heating radiator.

### Family Bathroom

9'3" x 7'6" (2.82 x 2.31)

Bathroom with five piece suite consisting of his & hers sinks, wc, walk in shower and bath. Window to the front of the property and central heating radiator.

### Loft Room

19'10" x 12'0" (6.06 x 3.66)

Accessed from bedroom two, extremely spacious, currently being used as a forth bedroom. Window to the side of the property, built in wardrobes and central heating radiator.

### Externally

To the front mainly graveled providing ample parking leading up to a brick built garage. A lawned front garden and paved pathway leading to the front entrance doorway. Side access to the rear which is fully enclosed. Low maintenance with a large paved patio area and hard standing area for the shed and summerhouse.

### Disclaimer

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