



**99 Brigg Road, Scunthorpe
Lincolnshire DN17 3QX
£440,000**

****SOUGHT AFTER VILLAGE**** Bella Properties bring to the market this brilliant opportunity to purchase a three bedroom detached bungalow located in the always popular village of Messingham. Boasting a modern kitchen/diner, two reception rooms and two bathrooms, the property is situated on an extremely generously sized plot and benefits from off road parking and a detached brick-built garage. Located close to local village amenities and ideal for a family, viewings are available immediately and come highly recommended to appreciate this beautiful home.

The property itself briefly comprises of an entrance hallway, living room, three bedrooms, family bathroom, utility, W/C, kitchen diner and garden room. Externally, there is ample off road parking, well presented gardens to both the front and rear and a large detached brick built garage.



Hallway 5'6" x 30'2" (1.68 x 9.21)
 Entrance to the property is via the front door and into the hallway, uPVC window faces to the front of the property. Central heating radiator, coving to the ceiling and doors lead to the living room, kitchen diner, utility, all three bedrooms, family bathroom and storage cupboard.

Living Room 11'9" x 20'11" (3.6 x 6.38)
 Entrance from the hallway, fully carpeted throughout with coving to the ceiling and two central heating radiator. Includes feature gas fireplace and uPVC bay window facing to the front of the property.

Kitchen/Diner 17'4" x 19'2" (5.3 x 5.86)
 Entrance from double doors from the hallway, wooden flooring throughout with coving to the ceiling and spotlights. A variety of base height and wall mounted units with complimentary quartz counters and tiled splashbacks. Integral appliances with central island. uPVC window faces to the rear of the property and French doors lead to the garden room.

Utility 7'5" x 11'6" (2.28 x 3.51)
 Entrance from the hallway, tiled flooring throughout with coving to the ceiling. Base height and wall mounted units with complimentary wooden counter and tiled splashbacks. Integrated sink and drainer with space and plumbing for white goods. uPVC window faces to the side of the property, internal door leads to the W/C and external door leads to side access.

Garden Room 12'3" x 20'8" (3.74 x 6.3)
 Entrance from double doors from the kitchen/diner or bedroom one. Wooden flooring throughout with ceiling spotlights and double Velux windows. uPVC windows and French doors lead to the rear garden.

Bedroom One 16'4" x 12'3" (4.98 x 3.74)
 Entrance from the hallway, fully carpeted throughout with coving to the ceiling and central heating radiator. uPVC window faces to the side of the property and French doors lead to the garden room. Internal door leads to the en-suite.

En-Suite 5'7" x 8'9" (1.71 x 2.69)
 Entrance from the master bedroom, tiled flooring throughout with part tiled walls. uPVC window faces to the side of the property and internal door leads to the walk-in wardrobe which measures 1.31m x 2.69m.

Bedroom Two 12'3" x 11'1" (3.75 x 3.38)
 Entrance from the hallway, fully carpeted throughout with central

heating radiator and uPVC window facing to the side of the property.

Bedroom Three 12'3" x 10'11" (3.74 x 3.35)
 Entrance from the hallway, fully carpeted throughout with central heating radiator and uPVC bay window facing to the front of the property.

W/C 4'5" x 3'10" (1.36 x 1.17)
 Entrance from the utility, a two piece suite consisting of toilet and sink. uPVC window faces to the side of the property.

Bathroom 10'11" x 11'8" (3.34 x 3.56)
 Entrance from the hallway, tiled flooring throughout with part tiled walls and spotlights. A four piece suite consisting of toilet, sink with vanity unit, bathtub and double shower cubicle. Includes central heating radiator and uPVC window facing to the side of the property.

External
 To the front of the property is a well manicured lawned garden with established shrubs and borders, and a large driveway offering ample off road parking. The driveway leads to the detached brick-built large garage which measures 5.36m x 6.69m and the rear garden. To the rear is a further lawned garden with tiled patio area for entertaining. Also included is a shed for storage and summer house.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		
	70	82			

