CADE

Estate Agency










# 20 Gelder Beck Road, Scunthorpe, DN17 3UJ

## £299,950

Positioned well tucked away in a cul-de-sac corner position with no through road, this four bedroom detached house is great value for the space on offer! Situated in the vibrant village of Messingham, close to local amenities and in catchment for some great schools, this one is an ideal family home.

The spacious detached house has a good size entrance hall, lounge, sitting room and kitchen open plan to the conservatory and a downstairs W.C.. Upstairs there are four well proportioned bedrooms, one with an en suite and a further family bathroom.

Outside there's off road parking for two cars on the driveway, an integral garage and a rear garden with raised patio area for seating. To book a viewing please give us a call.

## Entrance Hall



## Kitchen 13'2" x 10'3" (4.03 x 3.13)



## Lounge 15'1" x 13'11" (4.61 x 4.25)





## Conservatory 12'6" x 11'0" (3.83 x 3.36)



## Sitting Room 11'5" x 9'1" (3.50 x 2.78)



## First Floor Landing

## Bedroom One 17'6" x 12'2" (5.34 x 3.71)





## Downstairs W.C.

## En Suite



## Bedroom Four 9'0" x 8'7" (2.76 x 2.62)



## Bedroom Two 13'2" x 8'7" (4.02 x 2.62)




## Family Bathroom




## Bedroom Three 10'5" x 7'0" (3.18 x 2.15)



Currently used as an office.

## Outside

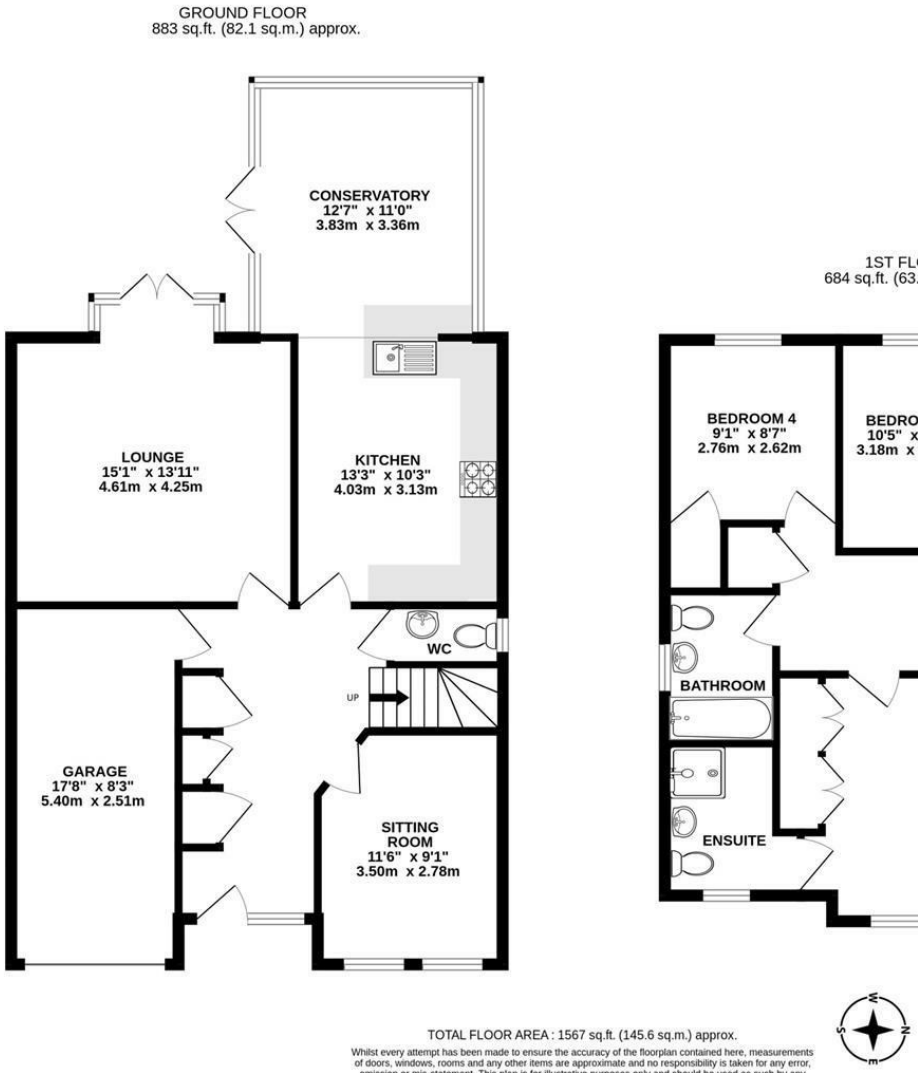






## Garage

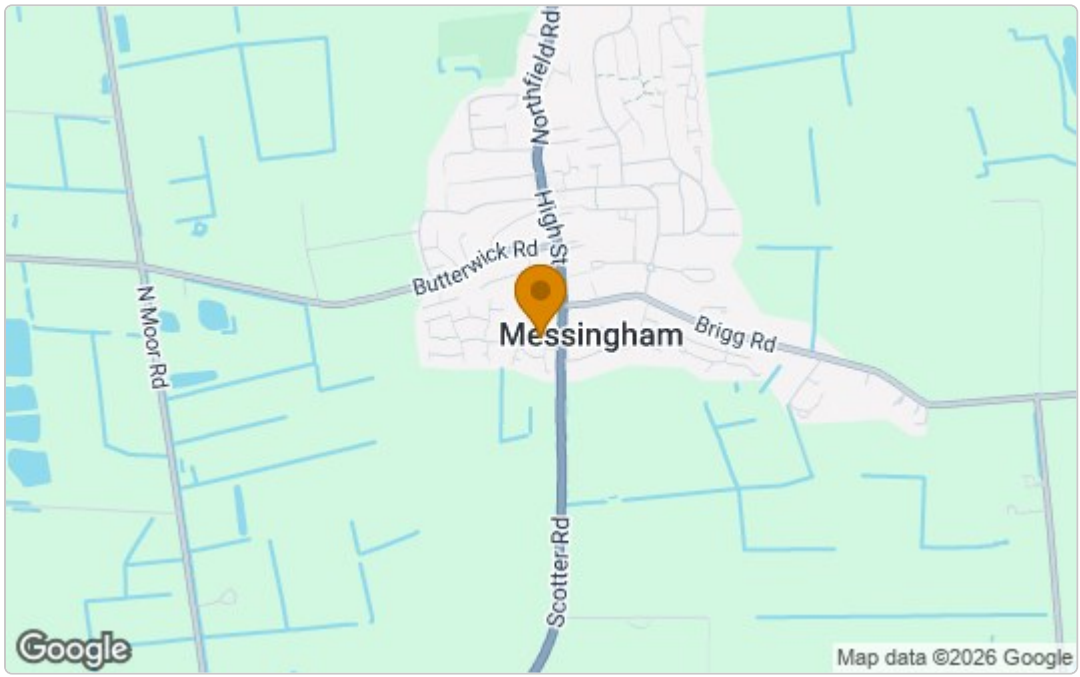
# Floor Plan



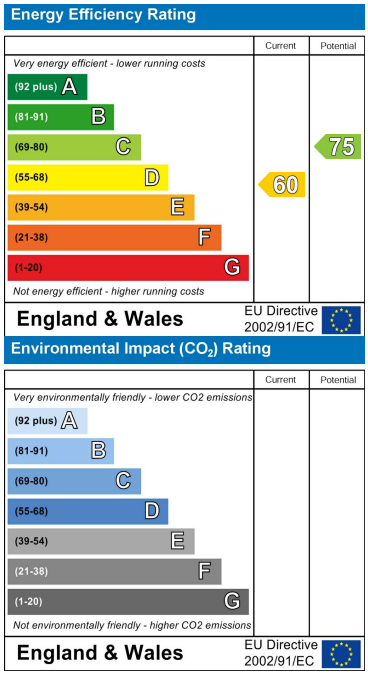

TOTAL FLOOR AREA : 1567 sq.ft. (145.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Area Map




## Energy Efficiency Graph




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