



6 Elm Way, Scunthorpe, DN17 3UR

**£310,000**

A great four bedroom detached family home in the sought after village of Messingham. Well presented by the current owners, the ground floor of this property has a great size lounge which leads onto the dining room, a modern kitchen and downstairs W.C. The first floor comprises of three double bedrooms, the master bedroom having an en suite and bedroom two having a shower room, there is a further well proportioned bedroom and a family bathroom. The property also benefits from off road parking for a couple of cars, an integral garage and a well maintained rear garden with a patio area. For further information or to organise your viewing please get in touch.

Entrance hall

Lounge 19'3" x 10'9" (5.89 x 3.30)



Kitchen 14'6" x 13'10" (4.43 x 4.24)



Dining room 11'9" x 9'5" (3.60 x 2.88)



En suite 8'10" x 5'4" (2.71 x 1.64)



Bedroom two 12'2" x 9'5" (3.73 x 2.88)



Downstairs W.C.

Landing

Bedroom one 15'1" x 14'4" (4.62 x 4.39)



Shower room

Bedroom three 9'8" x 8'8" (2.95 x 2.65)



Bedroom four 9'8" x 6'7" (2.95 x 2.03)

Bathroom 8'3" x 5'1" (2.53 x 1.56)



Garage 17'6" x 8'3" (5.34 x 2.53)

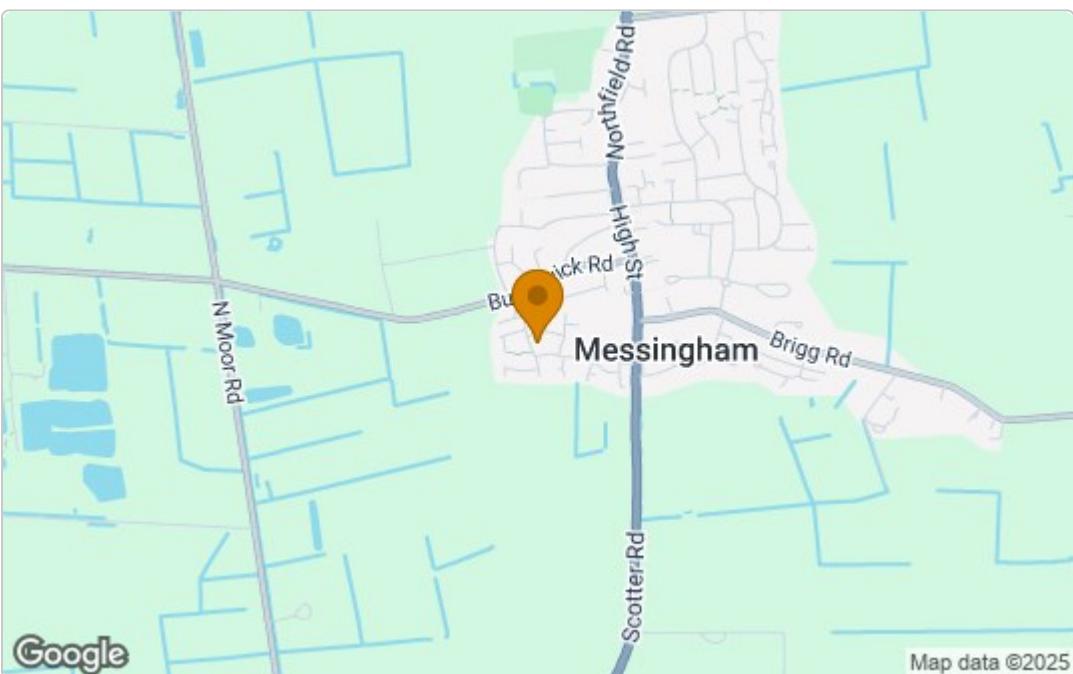
## Outside



# Floor Plan



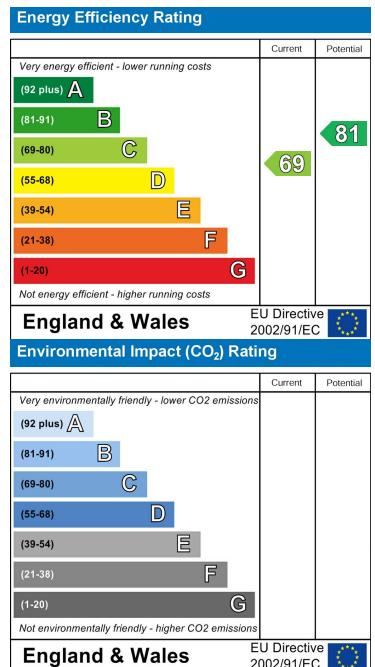
## Area Map



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph



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