



56 The Meadows, Scunthorpe, DN17 3UD

£372,500

Four bed detached extended home, immaculately presented by the current owners, with a lovely South facing rear garden in the sought after village of Messingham.

The ground floor comprises of an entrance hall, good size neutral lounge leading through to the dining room and then a fantastic open plan orangery with a vaulted ceiling, velux sky lights and bifold doors opening on to the rear garden. Downstairs there is also a modern kitchen with separate utility room and a W.C. Upstairs there are four double bedrooms, one with an En suite and a family bathroom, whilst outside there is a South facing rear garden with lawned and blocked paved seating area. The property also benefits from a single integral garage and off road parking for a couple of cars.

Viewings available now, to book in please give us a call!

Entrance Hall



Utility Room 4'10" x 4'7" (1.48 x 1.42)



Lounge 16'2" x 11'5" (4.94 x 3.48)



Downstairs W.C.

First Floor Landing

Bedroom One 14'0" x 11'5" (4.28 x 3.48)



Dining Room 11'5" x 10'4" (3.48 x 3.16)



En Suite



Sitting Room 12'7" x 12'6" (3.84 x 3.82)



Kitchen 14'7" x 10'4" (4.46 x 3.16)



Bedroom Two 14'0" x 11'3" (4.28 x 3.44)



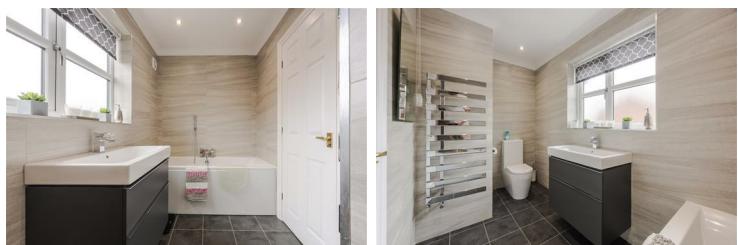
Bedroom Three 12'6" x 8'0" (3.82 x 2.46)



Bedroom Four 12'6" x 7'11" (3.82 x 2.42)



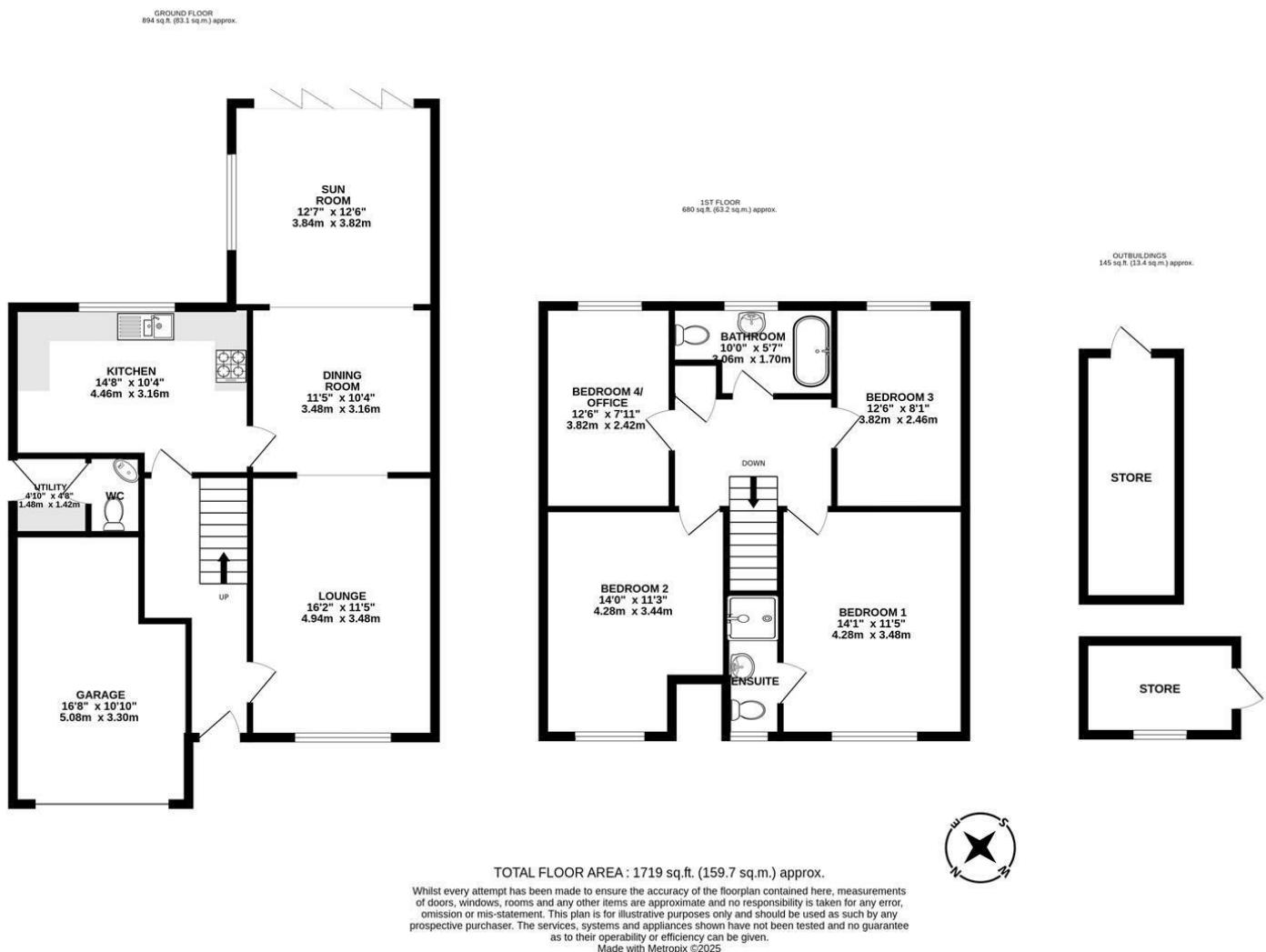
Family Bathroom 10'0" x 5'6" (3.06 x 1.70)



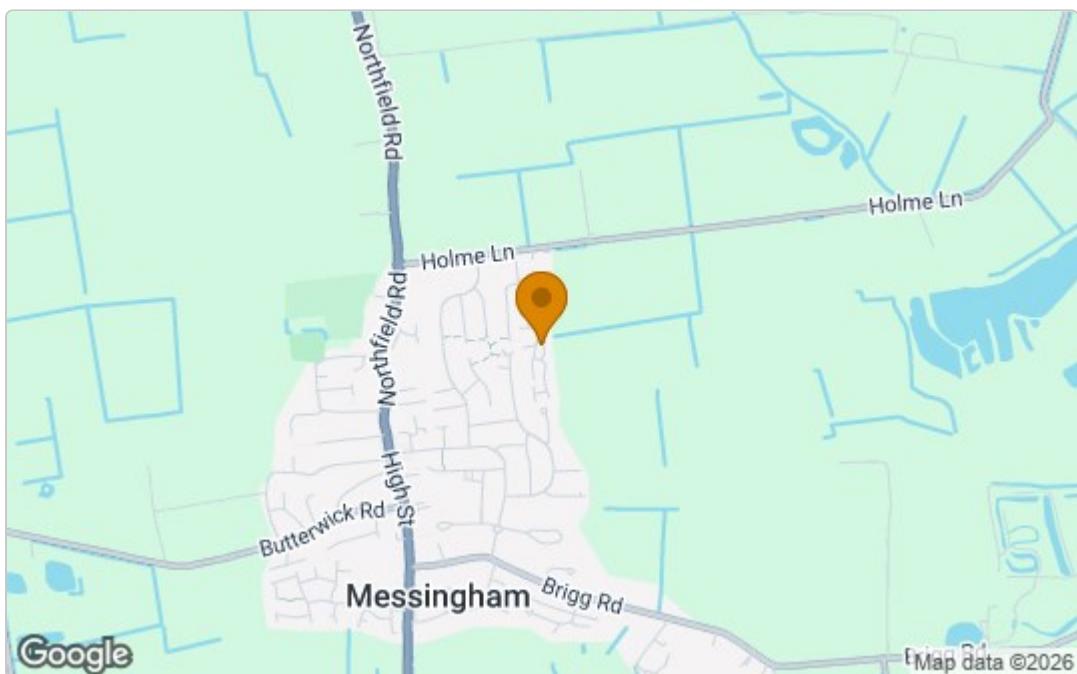
Garden



Floor Plan



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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