



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)



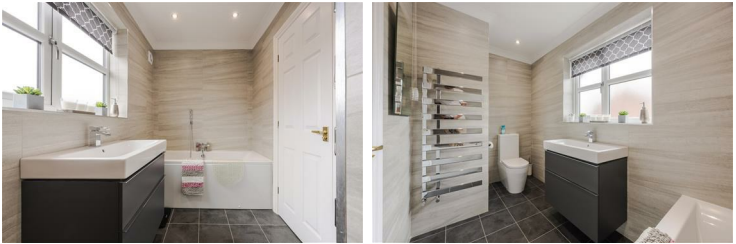
Bedroom Three 12'6" x 8'0" (3.82 x 2.46)



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



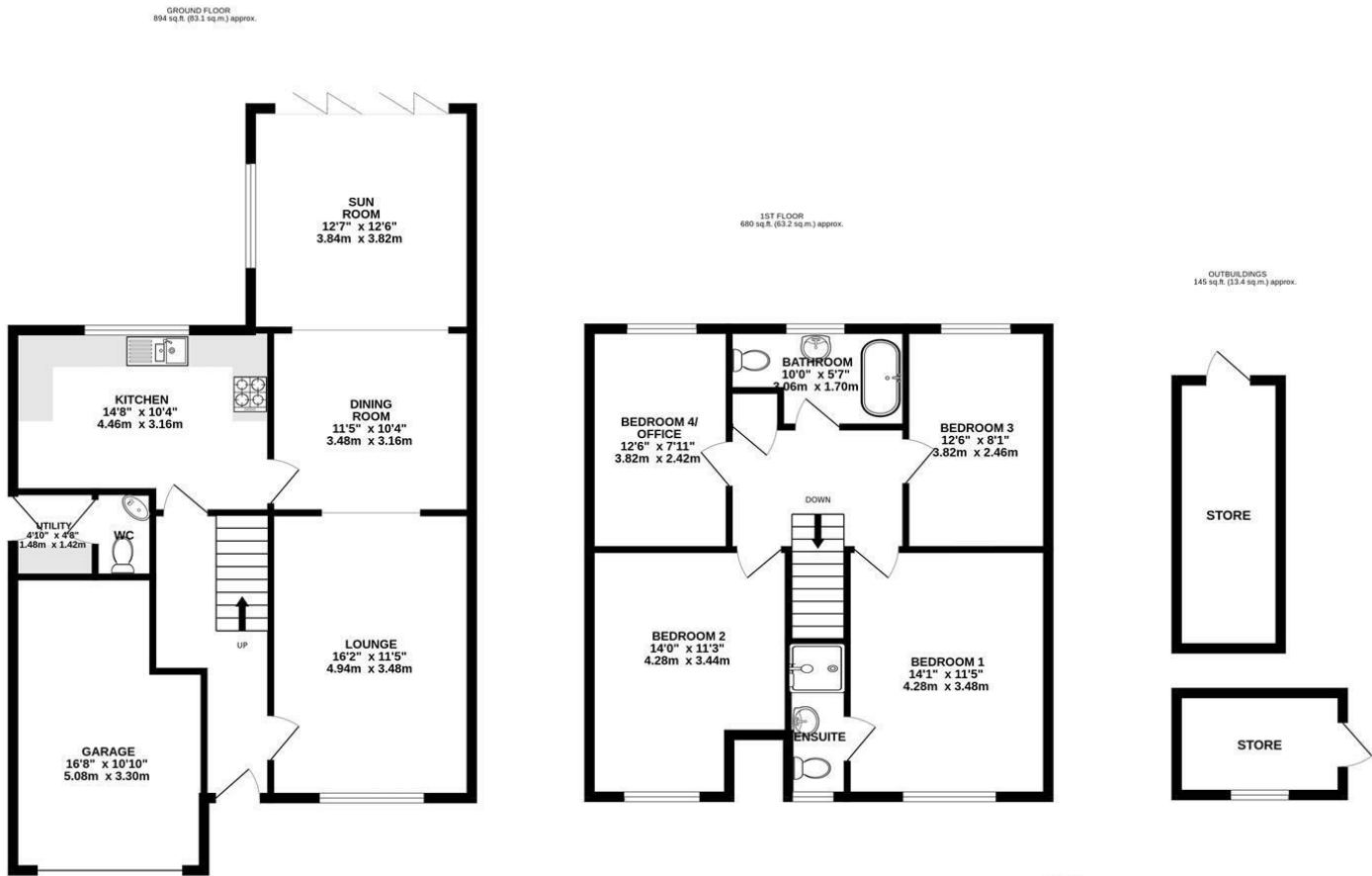
Family Bathroom 10'0" x 5'6" (3.06 x 1.70)



Garden



Floor Plan



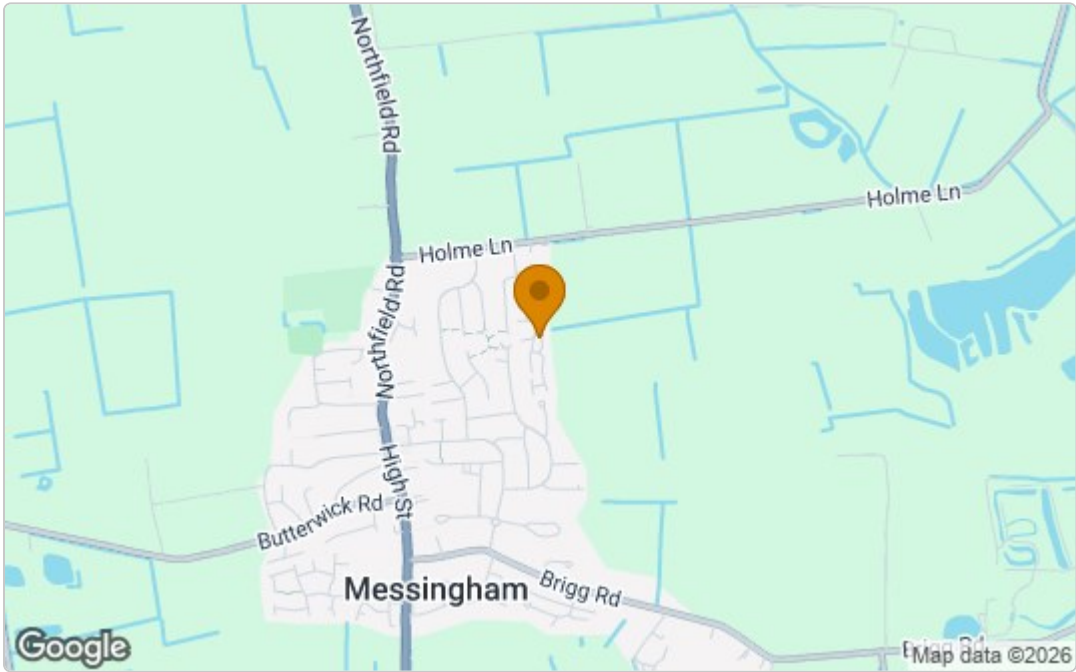
TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

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.

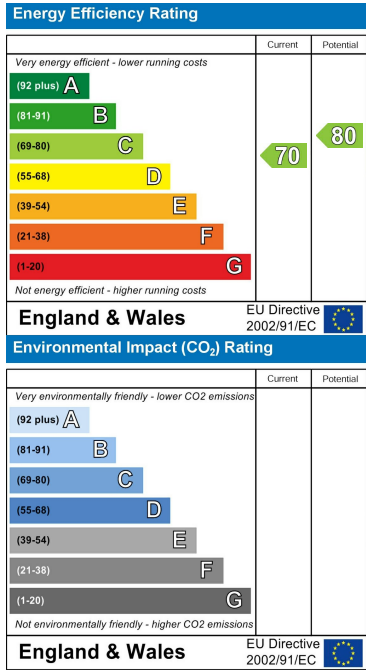
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Area Map



Energy Efficiency Graph



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