



4 Holme Lane, Scunthorpe, DN17 3SG

£200,000

Extended and upgraded this three bed home in Messingham on the desirable Holme Lane. The owners have extended the rear to create an open plan living kitchen and it really is a great space to the back leading to the south facing garden.

In addition there's a good size lounge with a wood burner, hall, landing, three beds and a modern bathroom. It stands really well from the road too, with a tall hedge creating privacy. Parking for two cars and access to the garage is all from the front. The rear garden has been landscaped with flagstone patio and although not large, it is private a south facing.

Please get in touch to book a viewing or for more information.

Entrance hall



Bedroom one 11'8" x 11'4" (3.57m x 3.46m)



Lounge 14'6" x 11'4" (4.43m x 3.46m)



Bedroom two 11'4" x 8'5" (3.46m x 2.58m)



Kitchen 14'6" x 11'11" (4.43m x 3.65m)



Bedroom three 8'7" x 6'4" (2.64m x 1.95m)



Landing



Family bathroom 7'8" x 5'7" (2.36m x 1.72m)

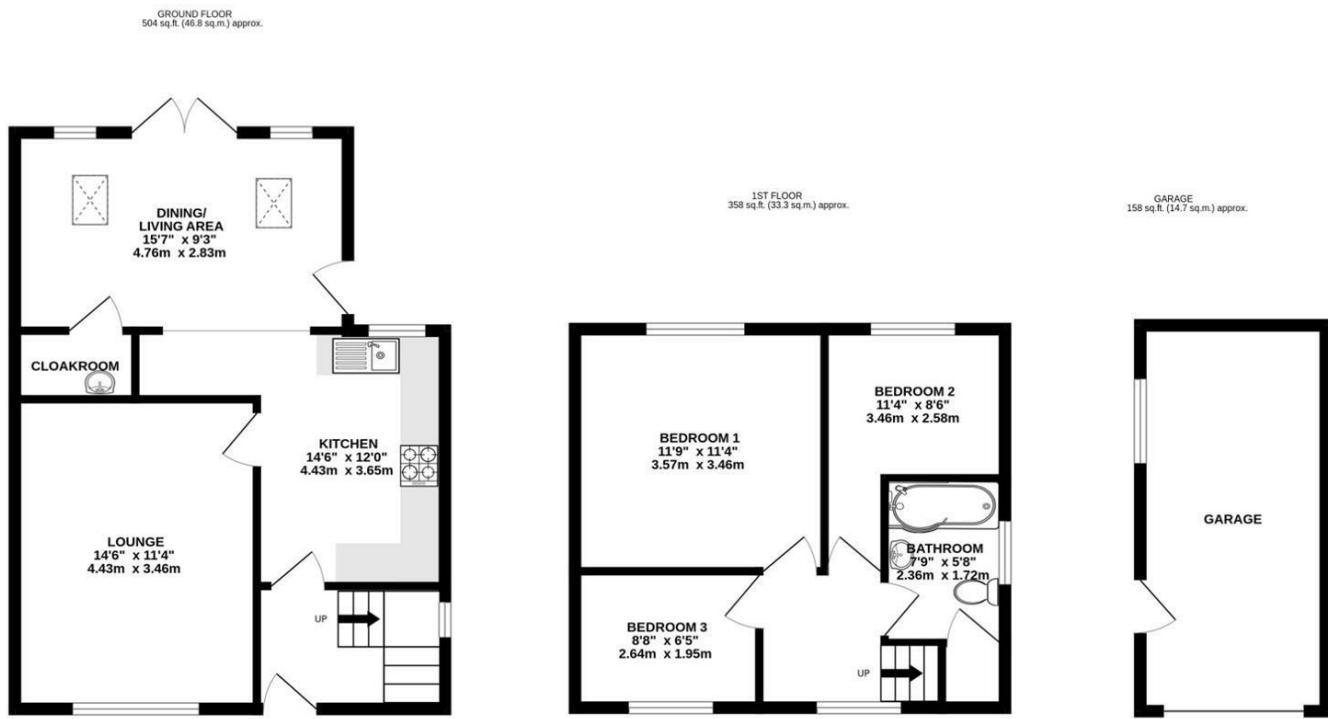


Garage

Outside



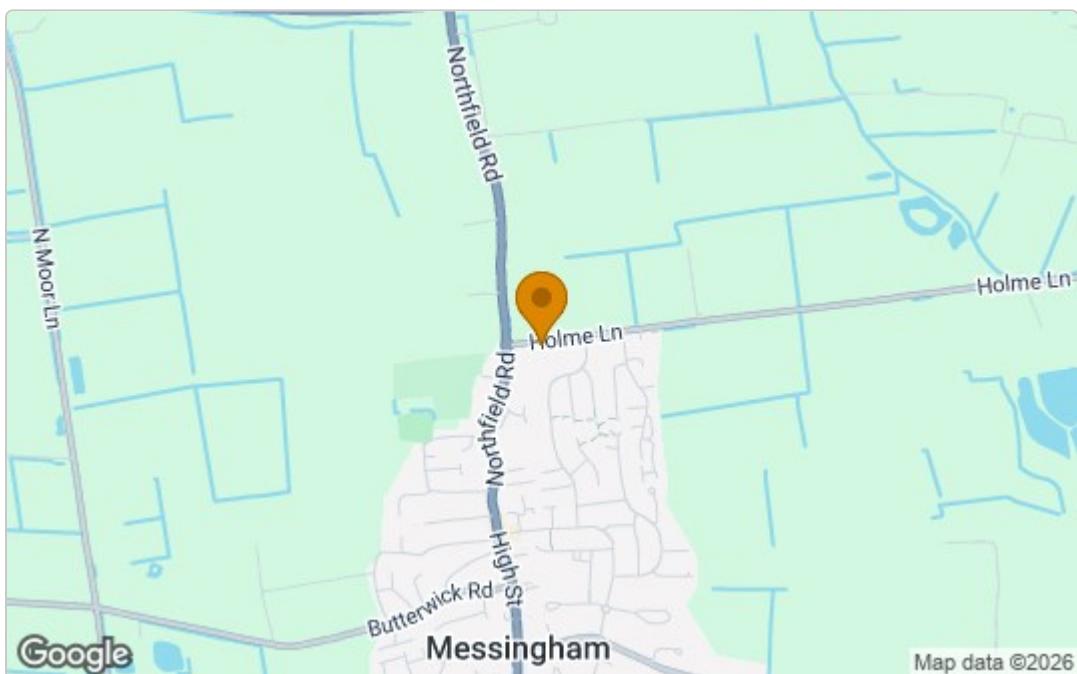
Floor Plan



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		67
(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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