



327 Messingham Road, Scunthorpe, DN17 2QZ

£258,950

Immaculately presented throughout and positioned on an amazing plot, just shy of a 1/4 of an acre with a 10m x 6m garage sat securely at the end of the garden. This home has great room sizes throughout and benefits from a cozy lounge and a contemporary kitchen diner overlooking the patio and huge garden great for entertaining!. Upstairs there are two double bedrooms, with the third bedroom fitted out as a dressing room and a modern bathroom.

Outside the access to the rear is double gated and leads all the way to the bottom of the plot where a large 10m x 6m garage sits. This is the ultimate space for anyone wanting to work with vehicles from home but also has the potential for many other uses.

Available for viewings now please call the office to book your appointment!

Entrance hall

Lounge 19'5" x 13'2" (5.94 x 4.03)



Kitchen diner 19'7" x 15'11" (5.99 x 4.86)



W.C.

Landing

Bedroom one 10'10" x 10'5" (3.31 x 3.19)



Bedroom two 8'3" x 10'5" (2.53 x 3.19)



Dressing room



Family bathroom 10'9" x 7'3" (3.28 x 2.23)



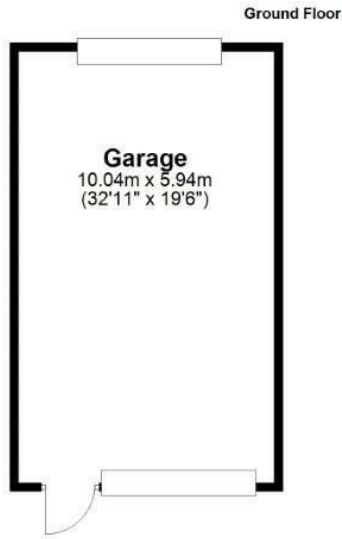
Garage 19'7" x 15'11" (5.99 x 4.86)



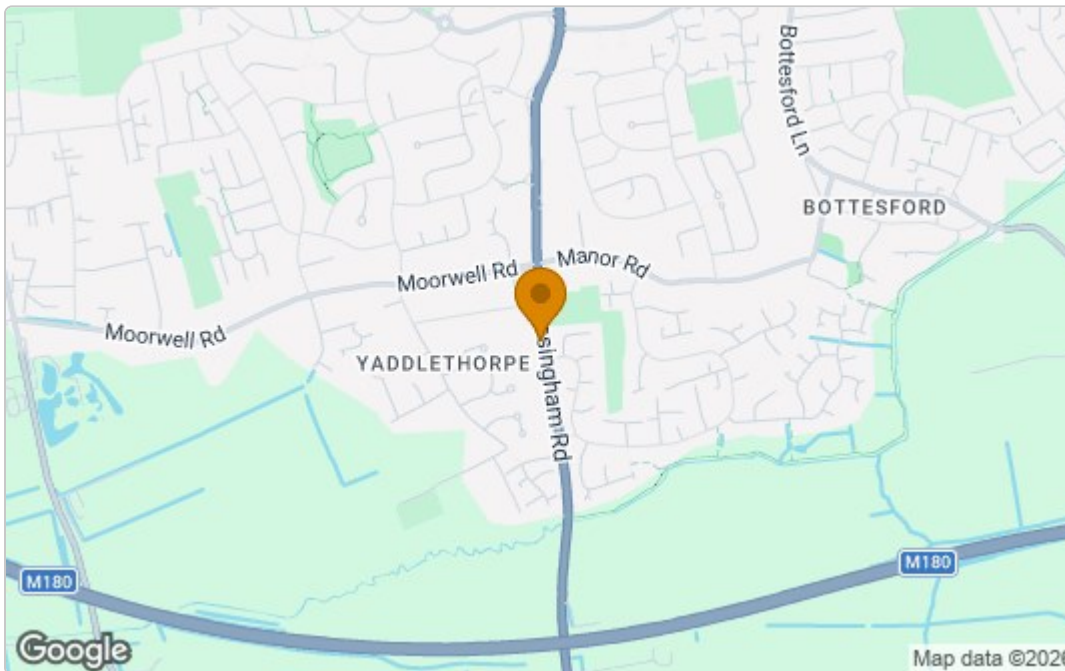
Outside



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		80
	(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	

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