



**6 Trentholme Drive, Scunthorpe, DN17 3UL**

**£320,000**

Neutrally decorated throughout, this four bed detached family home is in the ever popular village of Messingham and is ready to move straight in to!

To the ground floor you have a nice airy entrance hall with new oak doors, dining room then to the rear is a modern kitchen and a cozy lounge leading on to the conservatory with access on to the rear garden. There is also a downstairs W.C. Upstairs there are four double bedrooms, the master being a great size with en suite and a further family bathroom.

Outside there is a low maintenance rear garden with turf and seating area, access to the lean to shed that is great for storage and an integral garage and off road parking for multiple vehicles on the block paved driveway. Available for viewings now please call the office to book!

Entrance hall



Conservatory 12'8" x 12'0" (3.88m x 3.67m)



Lounge 15'2" x 14'0" (4.64m x 4.27m)



Landing



Kitchen 13'2" x 10'2" (4.03m x 3.11m)



Bedroom one 17'7" x 11'10" (5.38m x 3.61m)



Dining room 11'6" x 9'1" (3.53m x 2.79m)



Garage 17'9" x 8'2" (5.43m x 2.51m)

En-suite



Bedroom four 9'8" x 7'2" (2.95m x 2.20m)



Bedroom two 13'2" x 8'2" (4.03m x 2.50m)



Family bathroom 8'4" x 5'6" (2.55m x 1.70m)



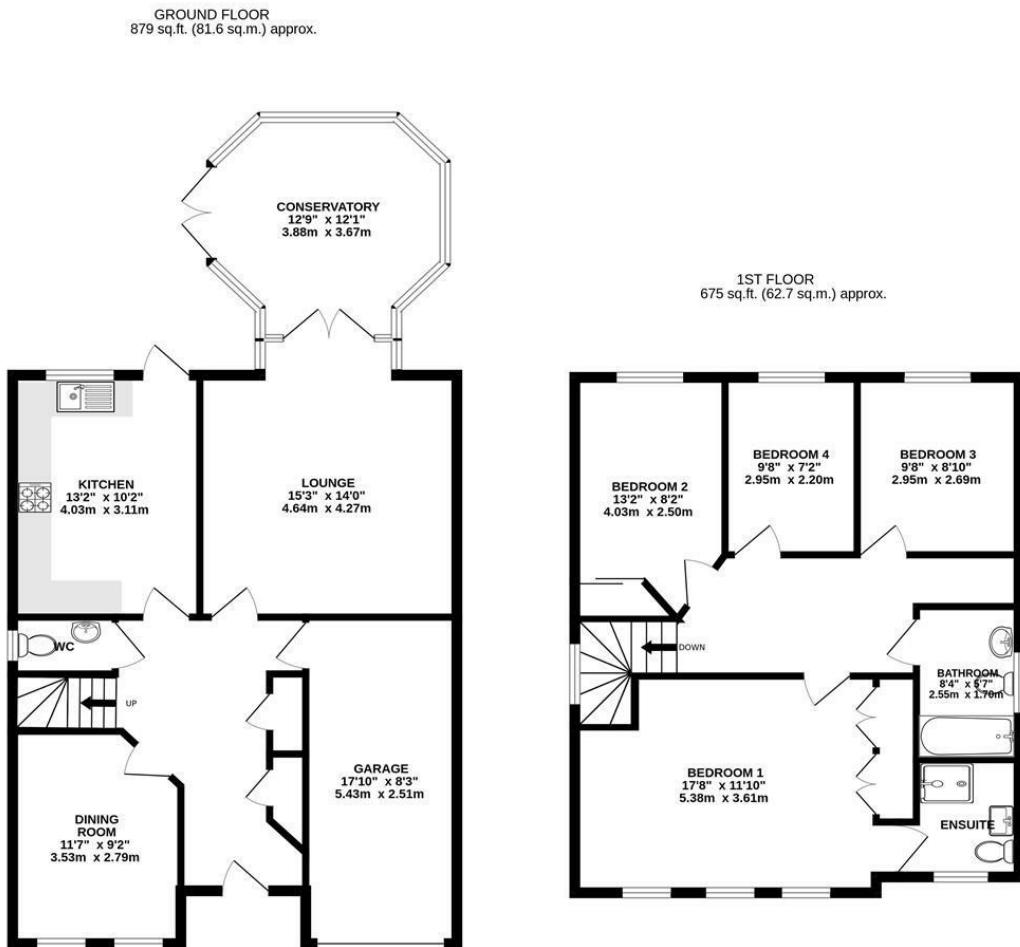
Bedroom three 9'8" x 8'9" (2.95m x 2.69m)



Outside



# Floor Plan

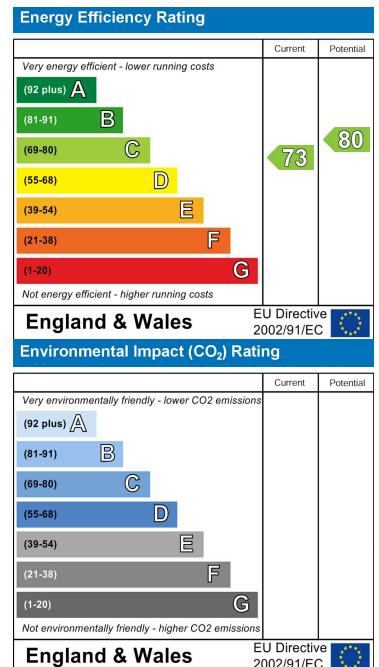


## Area Map



**TOTAL FLOOR AREA:** 1553 sq.ft. (144.3 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 service, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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## Energy Efficiency Graph



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