



10 Maple Close, Scunthorpe, DN17 3UQ

£299,950

Four bed detached family home in the ever popular Messingham with fantastic countryside views. Located in a quiet cul de sac this home comprises of downstairs an entrance hall, dining room, cozy lounge and modern kitchen with access to the rear garden. There is also a downstairs W.C. To the first floor there are four good size bedrooms the master benefiting from an en suite and a further family bathroom. Outside the property there is a low maintenance rear garden with multiple seating areas with great views of open fields. There is also an integral garage and off road parking to the front. Available for viewings now please call the office to book your appointment.

Entrance



Bedroom one 11'3" x 10'7" (3.45 x 3.23)



En suite

Bedroom two 10'7" x 9'7" (3.23 x 2.94)



Dining room 11'1" x 9'0" (3.39 x 2.76)



Bedroom three 10'7" x 9'7" (3.23 x 2.94)

Bedroom four 9'4" x 8'10" (2.85 x 2.71)

Bathroom 7'6" x 4'11" (2.29 x 1.52)



Lounge 13'1" x 11'8" (4.01 x 3.57)



Kitchen 13'1" x 9'5" (4.01 x 2.89)



Garage 17'6" x 8'3" (5.34 x 2.53)

Outside

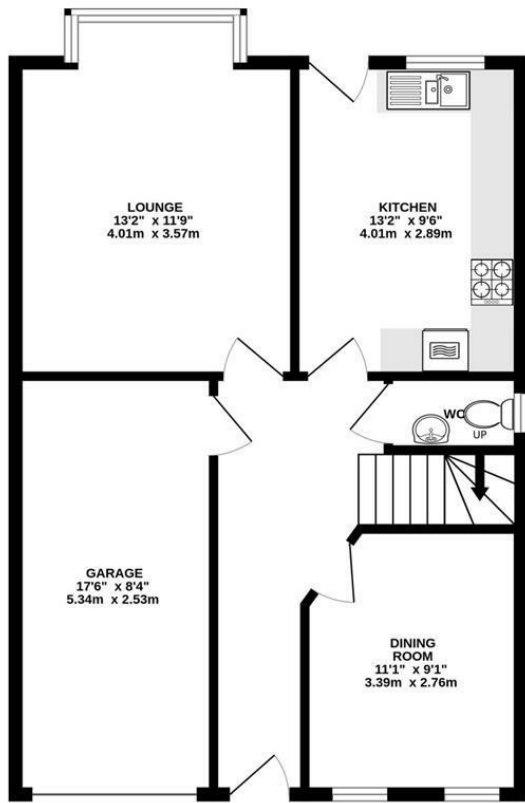


W.C.

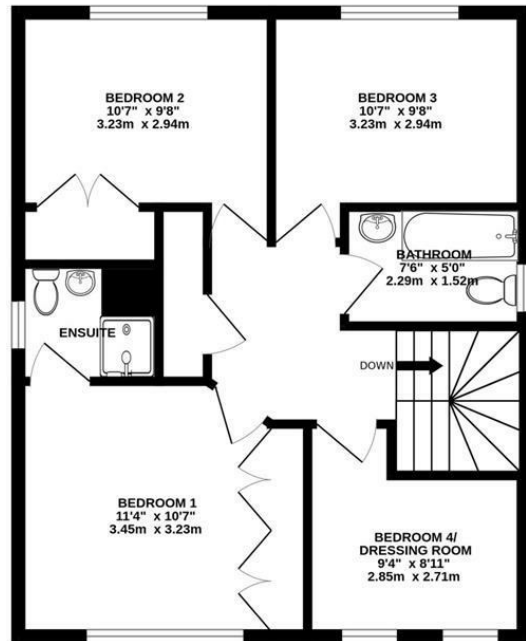
Landing

# Floor Plan

**GROUND FLOOR**  
664 sq.ft. (61.7 sq.m.) approx.



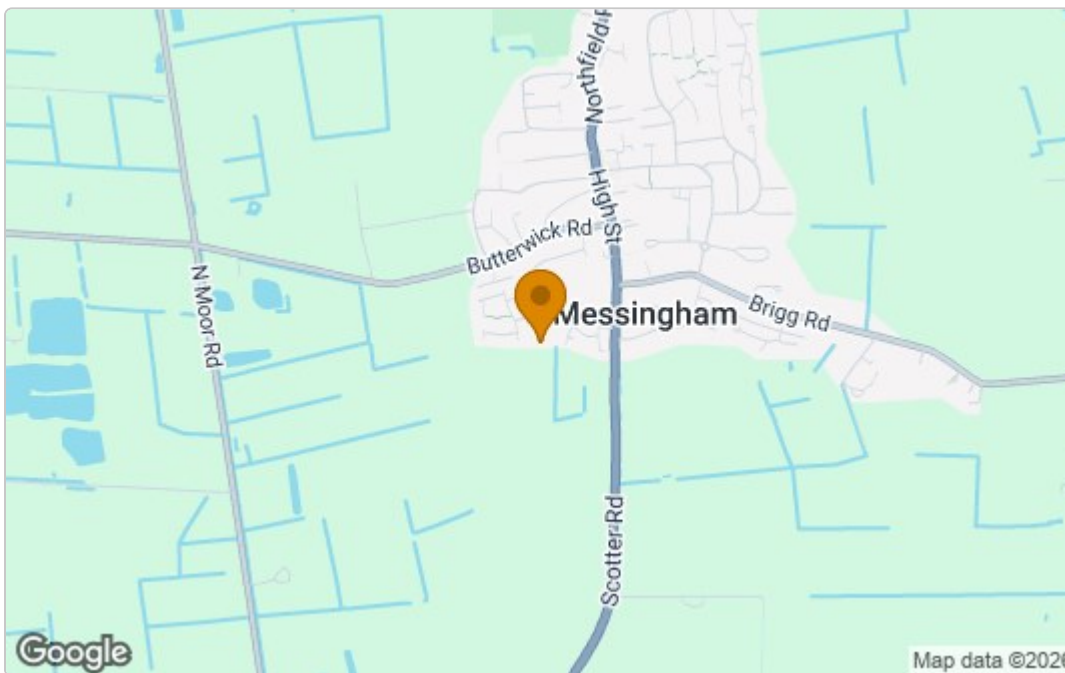
**1ST FLOOR**  
550 sq.ft. (51.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		<b>82</b>
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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