

Asking Price £185,000

TENURE : FREEHOLD

Wendover Road , DN17 3tJ

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**Generous gardens
Spacious bedroom
accommodation**

**Spacious through lounge
Desirable village location**

**Modern fitted kitchen
Council tax band B**

Louise Oliver Properties Limited
15 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PU
info@louiseoliverproperties.co.uk | 441724853222
Website: <https://louise.globalnoticeboard.com>



Louise Oliver Properties brings to the market a traditional semi-detached home, located to the popular village of Messingham, North Lincolnshire. The property spacious through lounge with ample dining space to the rear, and double door opening out to block paved patio. The kitchen benefits modern fitted wall and base storage, with built in fridge and freezer, gas hob, and fan assisted oven. In addition, the kitchen comprises a walk-in utility store, with ample room for further storage. The hallway creates a front aspect snug, carpeted with a front aspect uPVC window, and ample room for seating, with stairs to first floor. Bedroom accommodation boasts two double bedrooms and third spacious single bedroom with additional built in storage space. A three-piece brilliant white bathroom suite benefits P shaped panel bath with over bath shower unit and glazed scree, low flush toilet, and pedestal hand basin. The property offers a fantastic opportunity to purchase in a sought-after location, with scope to modernise and the possibility to further extend (subject to planning). The village of Messingham, is a picturesque rural location, offering a good range a fantastic local services including, doctors surgery, post office, restaurants, hairdressers, convenience stores, and an array of local walks & cycling routes. The village is situated a short drive to Scunthorpe town centre, and ease of access to nearby villages, and routes through to the city of Lincoln.

Council tax band: B

Viewings: 01724 853 222

KITCHEN 3.28M X 2.21M

Entrance to the property via kitchen with uPVC door opening to the side aspect, the kitchen comprises of, white gloss fronted wall and base storage, wood effect worktops, built in 70/30 fridge freezer, fan assisted oven and gas hob, white glass over hob extractor unit to gas hob and glazed splash back, stainless steel dual sink and drainer, tiled flooring, radiator, rear aspect uPVC window, spacious walk-in utility, and light to ceiling. The kitchen opens to carpeted hallway, with front aspect uPVC window, stairs to first floor, under stair storage, radiator, light to ceiling, and opening into lounge.

LOUNGE / DINER 7.40M X 3.74M

Through lounge / diner comprises, carpeted flooring, radiator, gas fire, front aspect uPVC window, double uPVC doors to rear garden, and light to ceiling.

BEDROOM ONE 3.94M X 3.74M

Double bedroom comprises, carpeted flooring, radiator, front aspect uPVC window, and light to ceiling.

BEDROOM TWO 3.36M X 3.59M

Double bedroom comprises, carpeted flooring, rear aspect uPVC window, radiator, and light to ceiling.

BEDROOM THREE 2.22M X 2.18M

Single bedroom comprises, carpeted flooring, radiator, built in storage, front aspect uPVC window, and light to ceiling.

BATHROOM 1.70M X 2.33M

Three piece bathroom suite comprising, pedestal hand basin, low flush toilet, P shaped panel bath with glazed shower screen and over bath mains fed shower, tiled walls rear aspect obscure uPVC window, vinyl flooring, ladder towel radiator, and light to ceiling.

EXTERNAL

Front aspect offers extended paved driveway accessible to rear garage, with manicured lawn, shingle feature and walled perimeter. Rear garden benefits large lawn, paved patio, external water supply and security lighting, to fully fenced perimeter.

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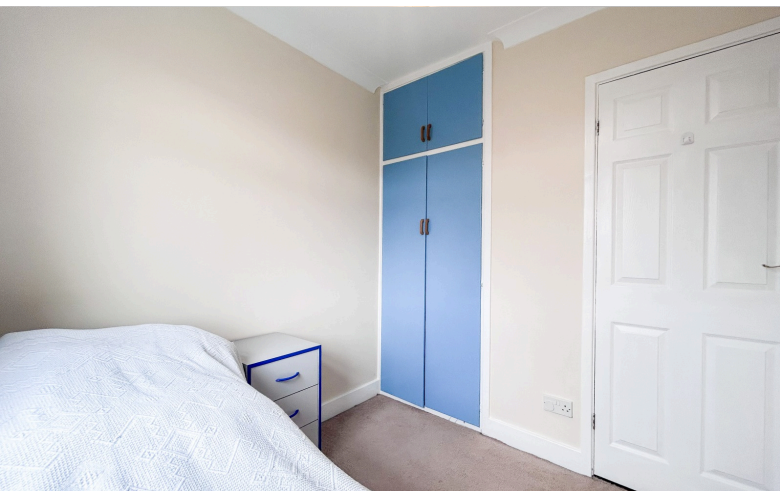
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 51 Wendover Road , DN17