



**63 The Meadows, Messingham
Lincolnshire DN17 3UD
£299,950**

Found in the always sought after village of Messingham, this four bedroom detached property would make a delightful family home for any prospective buyer. Boasting three reception rooms, two bathrooms and a modern kitchen, this home is well presented inside and out. With stunning open views to the rear and being non overlooked, the property also has a garage with potential for conversion and off road parking. Located close to Messinghams many local amenities and good transport links further afield to nearby Scunthorpe and Lincoln, viewings are available immediately and come highly recommended to appreciate this delightful home. Brought to the market for sale by Bella Properties.

The property itself briefly comprises of a hallway, living room, dining room, sitting room, kitchen, utility and WC on the ground floor with landing, four bedrooms, en suite to the master and family bathroom on the first floor. Externally there is a garage, off road parking and lawned gardens to the front and rear with patio areas and extremely good level of privacy.



Hallway

Entrance to the property is via the front door into the hallway. Coving to the ceiling, central heating radiator, doors to living room, dining room and kitchen and carpeted stairs leading to the first floor.

Living Room

16'3" x 12'8" (4.96 x 3.88)

Carpeted throughout with coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Dining Room

11'7" x 8'10" (3.55 x 2.71)

Coving to the ceiling, central heating radiator and uPVC window to the front of the property.

Kitchen

A variety of base height and wall mounted units with complimentary counters and tiled splashbacks. Integrated oven, gas hob, overhead extractor, dishwasher and sink and drainer with mixer tap. Space for fridge freezer. Tiled flooring throughout, coving to the ceiling, spotlights, uPVC window to the rear and doors lead to the sitting room and utility.

Sitting Room

11'5" x 10'4" (3.48 x 3.16)

Coving to the ceiling, central heating radiator and uPVC double doors leading to the rear garden.

Utility

Houses the boiler. Space and plumbing for white goods with door leading to WC and external door leading to the rear garden.

WC

Two piece toilet and sink suite.

Landing

Wooden flooring throughout with doors leading to all four bedrooms and family bathroom. Includes built in airing cupboard.

Bedroom One

15'0" x 11'10" (4.59 x 3.62)

Wooden flooring throughout with central heating radiator and two uPVC windows to the front of the property. Door leads to the en suite.

En Suite

Three piece suite consisting of toilet, sink and cubicle shower. Fully tiled walls, wall mounted heated towel rail and uPVC window to the side of the property.

Bedroom Two

11'6" x 11'3" (3.52 x 3.43)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

Bedroom Three

11'4" x 9'0" (3.47 x 2.76)

Carpeted throughout with central heating radiator and uPVC window to the front of the property.

Bedroom Four

9'1" x 8'6" (2.77 x 2.61)

Carpeted throughout with central heating radiator and uPVC window to the rear of the property.

Bathroom

Three piece white suite consisting of toilet, sink and bath. Fully tiled walls, wall heated chrome towel rail and uPVC window to the rear of the property.

External

To the front of the property is a lawned garden with off road parking on a brick paved drive leading to the attached garage with up and over door. To the rear is a further lawned garden with two patio areas, storage shed and established plants and hedges. Offering a good level of privacy, the property is non overlooked with open views to the rear.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
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		

