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the family estate agents

Price Guide
£405,000

EPC Rating: F

31 Messingham Lane

Scawby, Brigg, North Lincolnshire, DN20 9BA
3 bedroom Detached Bungalow



- ✓ A SUBSTANTIAL EXECUTIVE DETACHED BUNGALOW
- ✓ THREE RECEPTION ROOMS PLUS CONSERVATORY
- ✓ ATTRACTIVE FITTED KITCHEN
- ✓ THREE DOUBLE BEDROOMS WITH AN EN-SUITE BATHROOM
- ✓ STYLISH SHOWER ROOM
- ✓ PRIVATE MATURE GARDENS WITH EXTENSIVE PARKING



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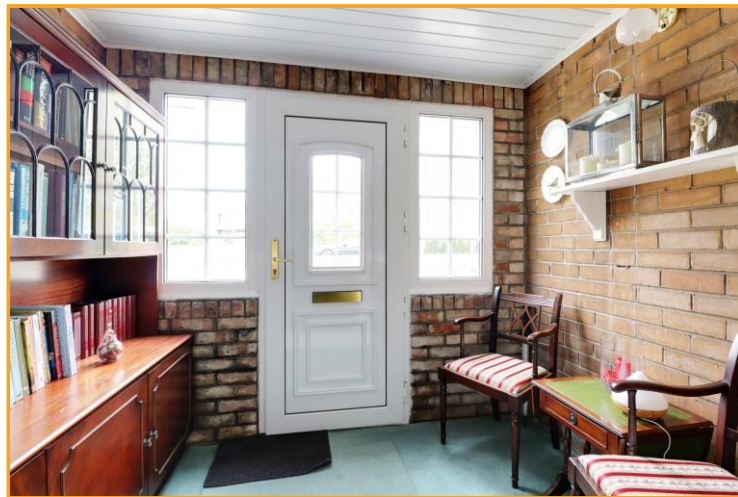


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A rare opportunity to purchase a substantial detached traditional bungalow positioned within one of the areas finest locations occupying a private mature plot and offering beautifully presented and extended accommodation that must be viewed to fully appreciate. The property comprises;

FRONT ENTRANCE PORCH

Measures approx 1.75m x 2.51m (). Enjoys a front uPVC double glazed entrance door with adjoining windows, exposed brickwork, PVC clad to ceiling, single wall light point and an internal hardwood single glazed entrance door with diamond lead finish and adjoining windows allowing access through to;

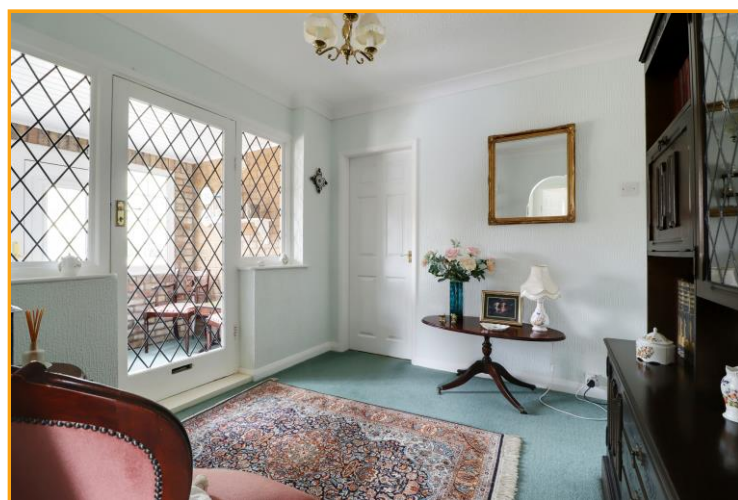


INNER RECEPTION HALLWAY

Measures approx 2.75m x 2.86m (). Enjoys wall to ceiling covings.

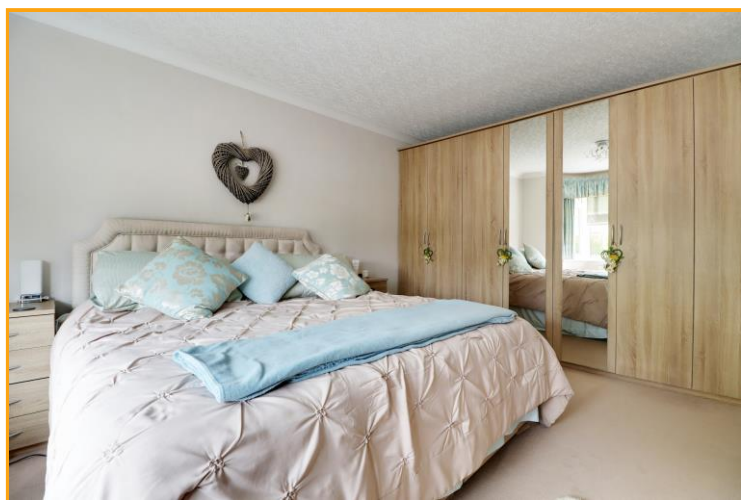
FRONT DOUBLE BEDROOM 1

Measures approx 3.65m x 4.24m (). Enjoys a projecting uPCV double glazed bay window, fully fitted bank of wardrobes with mirrored doors and matching drawer units, TV point and wall to ceiling covings.



FRONT DOUBLE BEDROOM 2

Measures approx 3.64m x 3.4m (). Enjoys a projecting uPVC double glazed bay window and wall to ceiling covings.



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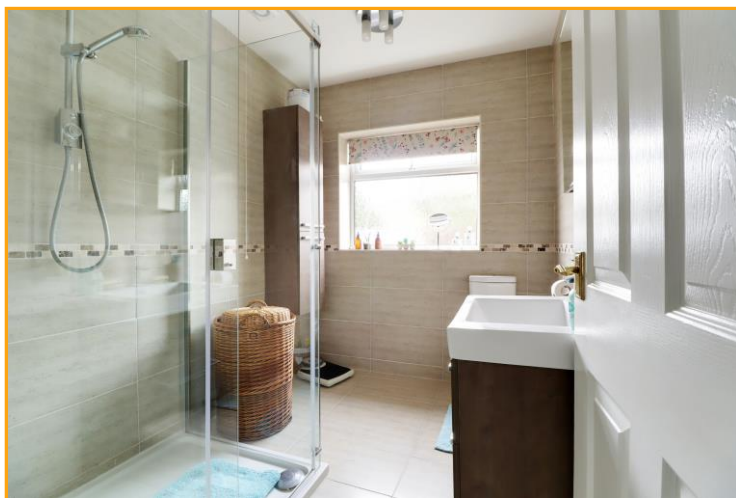
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STYLISH SHOWER ROOM

Measures Approx. 2.47m x 2m (). Enjoys a side uPVC double glazed window with inset patterned glazing, a quality three piece suite in white comprising low flush WC, wall mounted vanity wash hand basin with drawer units beneath and above mirrored cabinet, double walk in shower cubicle with overhead main shower, glazed surround, tiled flooring, fully tiled walls with a mosaic boarder, wall mounted storage cabinet and a fitted heated towel rail.

DINING KITCHEN

Measures Approx. 3.17m x 4.34m (). Enjoys a dual aspect rear and side uPVC double glazed windows and open access through to the breakfast room. The kitchen enjoys a matching range of wooden panelled low level units, drawer units and wall units with matching button pull handles and a complementary granite worktop with matching uprising, a single stainless steel sink unit with drainer to the side and chrome block mixer tap, space for a Range cooker and overhead canopy with built in extractor, eye level microwave, integral appliances, tiled flooring, beamed effect ceiling with inset ceiling spotlights and a glazed door allowing access through to;



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UTILITY ROOM

Measures approx 3.46m x 1.71m (). Enjoys a rear uPVC double glazed entrance door with patterned glazing and a side uPVC double glazed window. The utility enjoys matching furniture to the kitchen with a granite worktop, a floor mounted Ideal Mexico gas boiler, continuation of tiled flooring, wall to ceiling coving and fluorescent ceiling strip lights.

BREAKFAST ROOM

Measures approx 2.16m x 4.07m (). Enjoys an internal uPVC double glazed french doors leading into a conservatory, further internal single glazed french doors through to the formal dining room, TV point, wall to ceiling coving and a fitted storage unit with shelving.



CONSERVATORY

Measures approx 2.91m x 3.15m (). Enjoys dwarf brick walling with surrounding uPVC double glazed window, matching french doors allowing access to the garden, polycarbonate pitched roof, tiled flooring and two double wall light points.



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FORMAL DINING ROOM

Measures approx 3.64m x 4.5m (). Enjoys a side uPVC double glazed window, straight flight staircase leading to the first floor accommodation with open spell mahogany balustrading and matching newel posts, feature internal single glazed bow window with adjoining door allowing access through to;

REAR LIVING ROOM

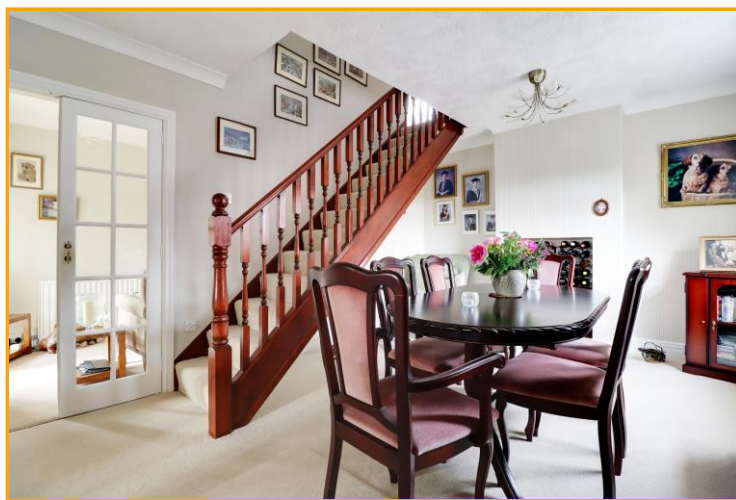
Measures approx 6.6m x 5.75m (). Enjoys surrounding uPVC double glazed windows, dado railing, decorative wall to ceiling coving, a central ceiling rose and a feature corner fitted brick built fireplace with an inset live flame coal effect gas fire, a polish wooden mantle and TV point.

FIRST FLOOR LANDING

Enjoys eaves storage and an internal door allowing access through to;

DOUBLE BEDROOM 3

Measures approx 3.14m x 3.77m (). Enjoys a dual aspect front and rear double glazed Velux roof lights, eaves storage, and an internal door allowing access to;



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EN-SUITE BATHROOM

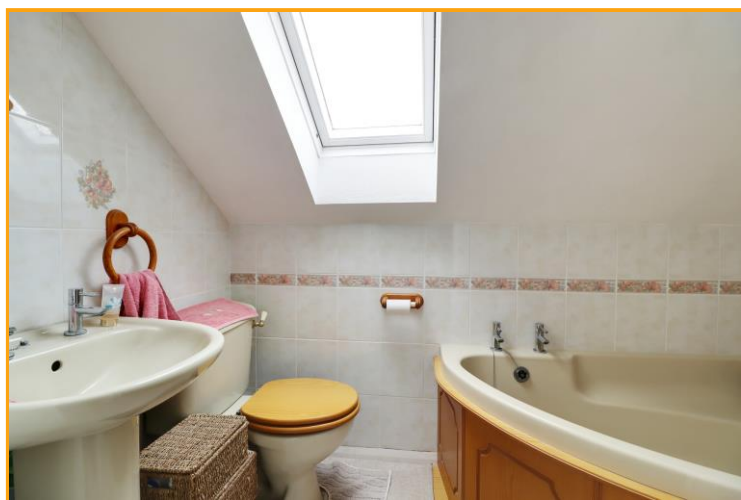
Measures approx 1.1m x 2.5m (). Enjoying a side Velux double glazed roof light, a three piece suite comprising a low flush WC, pedestal wash hand basin, a pine panelled corner bath with moulded seat and fully tiled floors.

OUTBUILDINGS

The property enjoys the benefit of a concrete sectional garage.

GROUNDS

The property sits within a generous plot of approximately 0.4 acres behind a front brick dwarfed boundary wall with low maintenance pebbled laid gardens, a block laid driveway with matching front pathway with access to the front entrance door. The front of the property enjoys manageable planted borders. The rear garden enjoys an excellent degree of privacy and has been beautifully landscaped enjoying a flagged seating area with block edging to the rear of the property and back of the garage. The gardens are principally lawned with mature planted shrubs filled borders. The driveway allows access to a concrete sectional single garage.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property has a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property benefits from full UPVC double glazed windows and doors with exception to the roof lights.

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every

assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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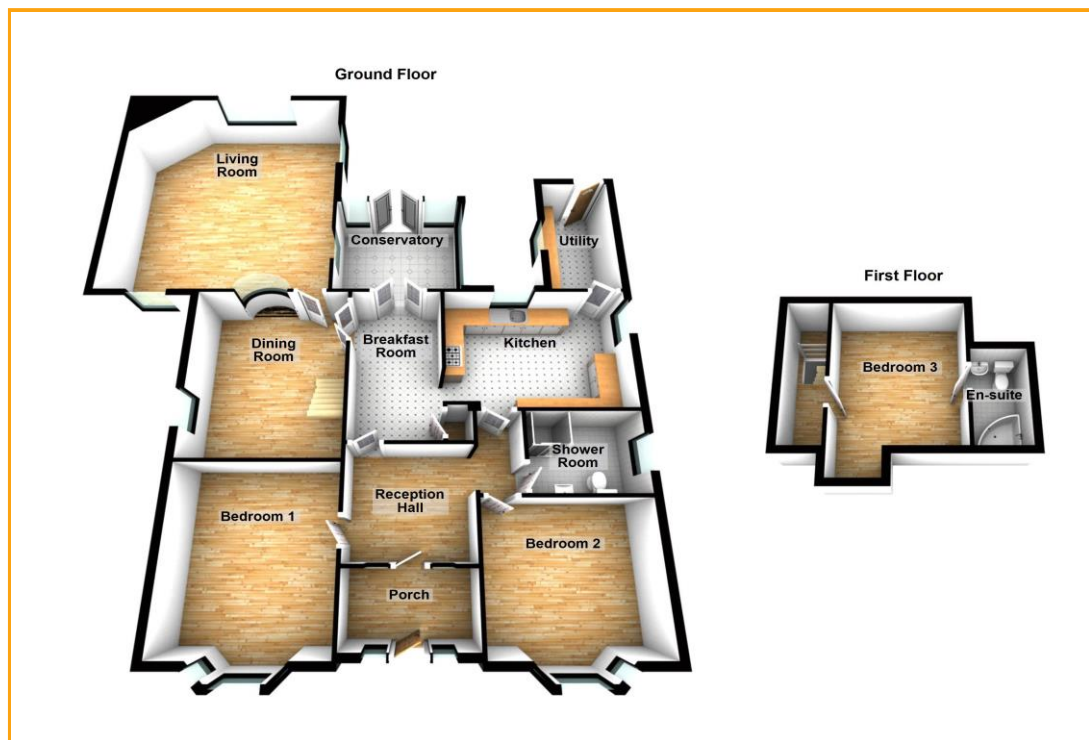


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