



# 15 East Green, Messingham, Scunthorpe, Lincolnshire. DN17 3QU

- SOUGHT AFTER LOCATION
- QUIET CUL-DE-SAC POSITION
- SPACIOUS DETACHED FAMILY HOME
- EXTENDED TO REAR & SIDE
- MODERN OPEN PLAN KITCHEN DINER & ENTERTAINING AREA
- SIX GENEROUS BEDROOMS WITH MASTER EN-SUITE
- PRIVATE REAR GARDEN WITH WORKSHOP
- OFF ROAD PARKING FOR MULTIPLE VEHICLES & GARAGE



## PROPERTY DESCRIPTION

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**\*\*HIGHLY SOUGHT AFTER VILLAGE LOCATION\*\*\*\*SPACIOUS VERSATILE DETACHED FAMILY HOME\*\*** Situated towards the end of a quiet cul-de-sac in Messingham this heavily extended detached family home offers fantastic space both internally and externally with a large open plan kitchen dining/entertaining area, six bedrooms, ample off road parking for numerous cars and a private rear garden. The property would make an ideal forever home for a growing family and is close to fantastic amenities. The home briefly comprises an entrance hall, spacious lounge, modern open plan kitchen diner/entertaining space, utility room and ground floor toilet. The first floor offers six generous bedrooms serviced by a family bathroom. The master has access to its own modern en-suite. Externally the home has a block paved frontage providing off road parking for multiple cars whilst giving access to the garage. The rest of the frontage is mainly laid to lawn. The private and enclosed rear garden is mainly laid to lawn with both paved and wood decking entertainment areas ideal for enjoying the sun throughout the day. To the rear of the garden is a useful brick built workshop. Viewings are highly recommended to fully appreciate the space offered by this family home!

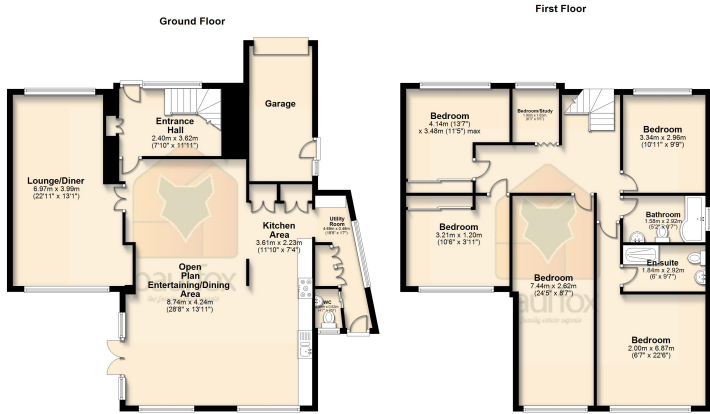


## ROOM DESCRIPTIONS

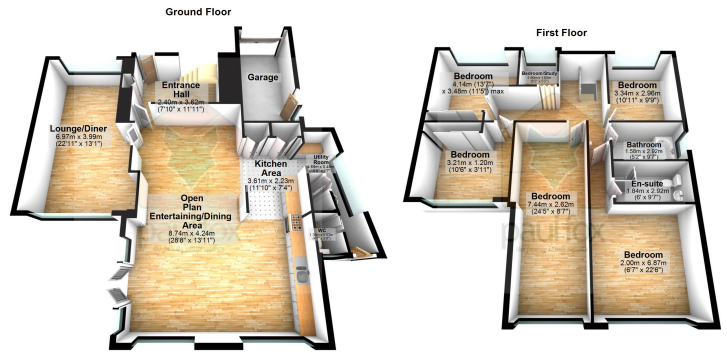
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# FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All heights and dimensions are not intended to form part of any contract or warranty. Plans produced using Planity.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	<b>81</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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