



**87 Messingham Lane,
Greetwell, Scawby,
Lincolnshire, DN20 9NE**
Asking Price: £460,000

EPC: To be confirmed (0)
Council Tax - D

Accommodation Summary:

- A LARGE & VERSATILE DETACHED BUNGALOW
- HIGHLY DESIRABLE & RARELY AVAILABLE LOCATION
- OPEN VIEWS TO THE REAR
- CIRCA 0.8 ACRE PLOT
- LARGE CENTRAL KITCHEN
- OPEN PLAN LOUNGE/DINING ROOM
- 4 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
- EXTENSIVE DRIVEWAY WITH GARAGING
- RANGE OF USEFUL OUTBUILDINGS



To arrange a viewing please call the Paul Fox - Brigg
office on **01652 651777**

Description:

A rarely available traditional detached bungalow having been largely extended creating versatile and individually designed accommodation that would be ideal for a family, benefitting from large grounds that enjoy an open rear aspect. The accommodation comprises a front entrance hallway leading to 3 ground floor double bedrooms and a family bathroom, a central kitchen being perfect for entertaining with a store room, utility and cloakroom and a spacious open plan lounge/dining room with a central staircase leading to the first floor. The first floor provides a master bedroom that incorporates a dressing area and modern en-suite shower room. The grounds extend to approximately 0.8 acres with a front brick built boundary wall and vehicles access onto a driveway that allows ample parking access to the garage. Vehicles access is also available to the side leading to a private south facing rear garden that comes principally lawned and accommodates a range of useful outbuildings. The property has had a pre-application assessment (PRE/2023/83) to erect two new dwellings including new access and turning area.

Rooms:

Entrance Hallway Includes a front uPVC double glazed entrance door with patterned glazing and matching top light, wall to ceiling coving and loft access.

Large Central Kitchen 21'9" x 17'11" (6.63m x 5.46m). Enjoying side uPVC double glazed windows and front and rear uPVC double glazed entrance. The kitchen enjoys an extensive range of oak shaker style furniture with complementary patterned worktop and a matching central breakfasting island incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, space for a range cooker with tiled chamber and extractor and a large built-in store room with space for a chest freezer.



Laundry Room With two rear uPVC double glazed windows, plumbing and space for a washing machine and dryer, tiled flooring and chrome towel rail.

Cloakroom Has rear uPVC double glazed window with inset patterned glazing, enjoying a two piece suite in white comprising a low flush WC and pedestal wash hand basin.

Open Plan Lounge/Dining Room 19' x 28'10" (5.8m x 8.8m). Enjoying a dual aspect with front uPVC double glazed bay window, rear uPVC double glazed French doors allowing access to the garden, feature staircase allows access to the first floor with open spell balustrading and matching newel post and wall to ceiling coving.

Front Double Bedroom 2 12'5" x 11'5" (3.78m x 3.48m). Plus projecting front uPVC double glazed bay window and curved radiator beneath and wall to ceiling coving.

Front Double Bedroom 3 11'6" x 11'5" (3.5m x 3.48m). Plus front uPVC double glazed bay window with curved radiator beneath, side circular uPVC double glazed window with patterned glazing and wall to ceiling coving.

Rear Double Bedroom 4 10'9" x 10'4" (3.28m x 3.15m). With rear uPVC double glazed French doors and adjoining side light leading out to the garden, side circular uPVC double glazed window with patterned glazing, wall to ceiling coving and ceiling rose.

Family Bathroom 8'6" x 6'9" (2.6m x 2.06m). With side uPVC double glazed window with patterned glazing providing a four piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath, separate shower cubicle with overhead main shower, tiled flooring, fully tiled walls and inset LED spotlights.



Master Bedroom 1 33' x 13'7" (10.06m x 4.14m). With three rear Keylite double glazed roof lights, continuation of open spell balustrading, inset ceiling spotlights and doors through to;

En-Suite Shower Room 6'10" x 13'7" (2.08m x 4.14m). With rear double glazed roof light providing a three piece suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with glazed screen, main shower and tiled walls, cushioned flooring and fitted chrome towel rail.

Grounds The property sits in spacious gardens of approximately 1 acre with the front having a decorative brick boundary wall with vehicle access onto a substantial driveway that allows parking for a large number of vehicles that would include room for a caravan or motorhome if required and allowing access the garaging. Access is available down the side via a traditional five bar timber gate and into a private rear garden that comes principally lawned and having flag and concrete laid seating areas, manageable squared fish pond with flagged edging and providing a number of store sheds.

Outbuildings 13'10" x 22'6" (4.22m x 6.86m). Within the foot prints of the property there is a substantial garage enjoying a remote operated up and over front door, side uPVC window, internal power and lighting and loft space.

Double Glazing uPVC double glazed windows and doors.

Central Heating Gas fired central heating system to radiators.

