





87 Messingham Lane, Greetwell

£425,000 Freehold

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

paul fox
the family estate agents





CIRCA 0.8 ACRE PLOT SUBSTANTIAL & VERSATILE ACCOMMODATION APPROACHING 2500 SQ FT ** 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. EPC Rating ; C. Council Tax Band; D. Viewing comes with the agents highest of recommendations. View via our Brigg office.

Full Details

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 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, 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 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 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 3.5m x 3.48m

Plus front uPVC double glazed bay window with curved radiator beneath, side circular uPVC double glazed window







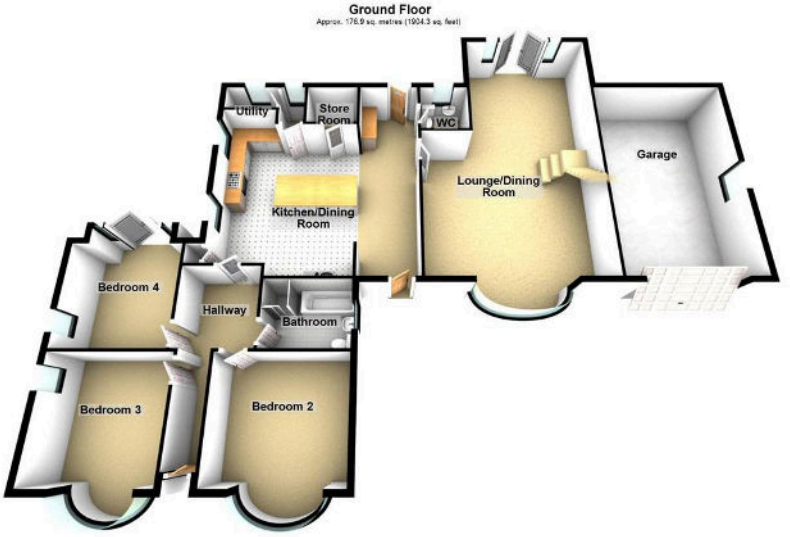


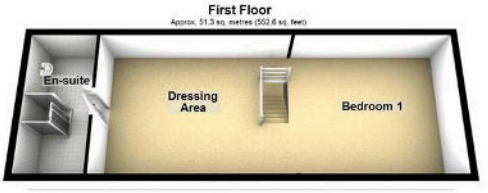






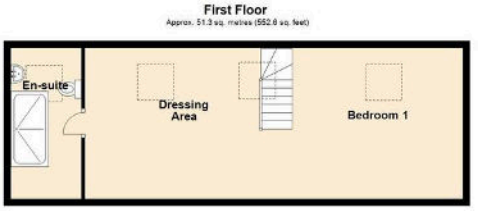






Total area: approx. 228.3 sq. metres (2456.9 sq. feet)





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