



26 East Green, Messingham

£295,000

SPACIOUS DETACHED BUNGALOW • NO UPWARD CHAIN • HIGHLY DESIRABLE & SOUGHT AFTER CUL-DE-SAC LOCATION • LARGE MATURE PLOT APPROX 0.2 ACRES • 3 BEDROOMS • DUAL ASPECT LOUNGE/DINING ROOM
• FITTED KITCHEN & BATHROOM • EXTENSIVE OFF ROAD PARKING & GARAGING • VIEW VIA OUR SCUNTHORPE OFFICE





NO UPWARD CHAIN | SPACIOUS MATURE PLOT OF APPROXIMATELY 0.2 ACRES | HIGHLY SOUGHT-AFTER VILLAGE CUL-DE-SAC

Paul Fox Estate Agents are delighted to offer to the market this fine traditional detached bungalow, peacefully positioned within a delightful cul-de-sac in the highly sought-after village of Messingham.

Offered for sale with the benefit of **no upward chain**, the property occupies a spacious mature plot extending to approximately 0.2 acres and provides generously proportioned, well-maintained accommodation with excellent scope for a purchaser to personalise and improve to their own requirements. Ideally suited to a retired couple, professional couple or family, the bungalow combines spacious living accommodation with a private garden, ample off-road parking and a sizeable detached garage.

Messingham is a popular North Lincolnshire village, renowned for its appealing blend of rural charm and modern convenience. The village is well served by local amenities, including shops, traditional pubs, eateries and a highly regarded primary school. Excellent transport links provide convenient access to Scunthorpe and the M180, making this a peaceful yet accessible location for commuters and those seeking a relaxed village lifestyle.

The accommodation is approached through a welcoming side entrance hall with useful fitted storage cupboards. From here, there is access to three sizeable bedrooms, all benefiting from fitted furniture and served by an immaculately maintained three-piece bathroom suite.

Positioned to the rear is a spacious and bright dual-aspect lounge and dining room, with sliding doors opening onto the patio and providing an excellent principal reception space. A well-equipped kitchen completes the accommodation, featuring a range of useful units, appliances and breakfast seating, together with a serving hatch opening into the dining area.

A particular highlight is the **extensive mature rear garden**. Generously proportioned and well established, it is principally laid to lawn with mature planting and shrubbery, complemented by a paved patio that provides an ideal setting for outdoor dining and entertaining. A glazed greenhouse and quality timber summer house offer useful additional facilities.

To the front, a mature hedged boundary encloses a lawned garden, while an adjoining sweeping driveway provides ample off-road parking and access to the sizeable detached brick-built garage. The garage benefits from full power and lighting, together with an external WC.

Finished with **uPVC double glazing and gas-fired central heating**, this is a rare opportunity to acquire a spacious detached bungalow with an excellent garden, considerable potential and an enviable village setting.

EPC Rating: D | Council Tax Band: C



Kitchen

9' 10" x 12' 11" (3.00m x 3.93m)

Lounge/Dining Room

21' 4" x 13' 9" (6.50m x 4.20m)

Bedroom 1

13' 0" x 9' 10" (3.97m x 3.00m)

Bedroom 2

11' 6" x 9' 10" (3.50m x 3.00m)

Bedroom 3

8' 10" x 9' 10" (2.70m x 3.00m)

Bathroom

6' 7" x 7' 4" (2.00m x 2.24m)

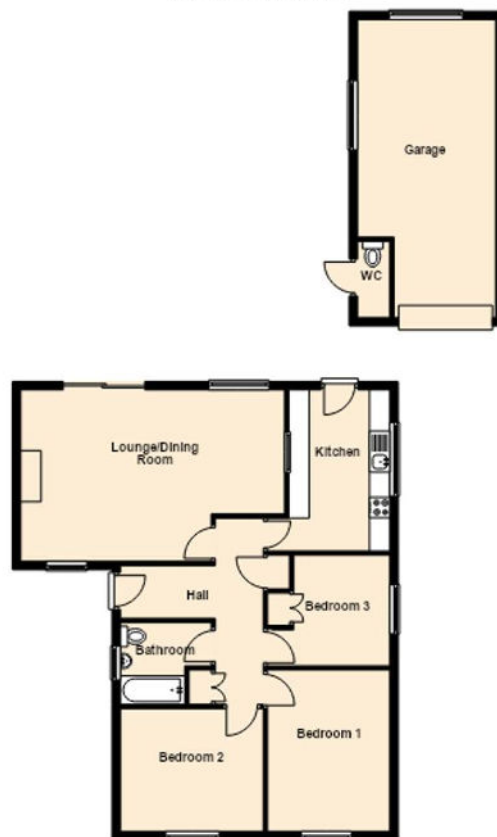
Garage

11' 1" x 23' 11" (3.37m x 7.30m)





Ground Floor
Approx. 106.3 sq. metres (1143.7 sq. feet)



Total area: approx. 106.3 sq. metres (1143.7 sq. feet)

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Paul Fox Estate Agents

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