



31 Hall Rise, Messingham, MESSINGHAM, DN17

£99,950



- Quiet Residential Location
- Low Maintenance and Private Rear Garden
- Separate Utility Room
- Council Tax Band A
- Chain Free
- Close to Local Amenities
- Large Living Room
- Conservatory
- Vacant Possession



Bell Watson Estate Agents are pleased to market this ideal one bedroomed mid terrace bungalow located in a quiet residential area of Messingham. The property briefly comprises, an entrance porch, kitchen, inner hall, utility room, large living room, one double bedroom, a conservatory and shower room. Outside there is an allocated parking space, private front and rear gardens and direct access to a large open communal green to the rear of the garden.



## **LOCATION**

Located in the popular village of Messingham, North Lincolnshire, the property is within walking distance of a good range of local facilities including, doctors' surgery, local convenience stores, pubs and restaurants, village hall, hairdressers, petrol station and good access routes connecting to nearby towns and villages.

## **ACCOMMODATION**

Arranged over the ground floor.

### **ENTRANCE HALL**

Enter the property via a uPVC front door into an entrance porch having a pendant light to the ceiling, a central heating radiator, a uPVC double glazed window and cushion flooring.

### **KITCHEN 2.39m (7' 10") x 2.67m (8' 9")**

Proving base units fitted with complementary worktops having tiled splash backs, a 1.5 stainless steel sink with chrome mixer tap and tall larder cupboard. There is under counter recess with plumbing for a slimline dishwasher, space for a free standing cooker having stainless steel extractor over, space for a free standing fridge freezer, a uPVC double glazed window to the front elevation, a light fitting and coving to the ceiling, a central heating radiator and cushion flooring.

### **INNER HALL**

With pendant light and loft access to the ceiling and wood effect cushion flooring.

### **LOUNGE 5.41m (17' 9") x 4.87m (16' 0")**

Enjoying a wall mounted electric fire having two light fittings to the ceiling, two central heating radiators, a uPVC double glazed window to the rear, wood effect cushion flooring and uPVC sliding doors opening to the conservatory.

### **UTILITY ROOM 1.47m (4' 10") x 1.15m (3' 9")**

Providing plumbing for a washing machine, having a pendant light to the ceiling, a central heating radiator and cushion flooring.

### **DOUBLE BEDROOM 3.63m (11' 11") x 2.86m (9' 5")**

Having a uPVC double glazed window to the front aspect, a light fitting to the ceiling, a central heating radiator and wood effect cushion flooring.

### **SHOWER ROOM 2.38m (7' 10") x 1.69m (5' 7")**

Incorporating a fully tiled walk in shower fitted with electric shower, a wall mounted wash basin and close coupled WC. There is a central heated towel rail, a light fitting to the ceiling and cushion flooring.

### **CONSERVATORY 2.61m (8' 7") x 2.78m (9' 1")**

An excellent addition to the bungalow fitted with central heating, wall lighting, cushion flooring and french doors opening to the rear garden.

## **OUTSIDE**

There is an allocated block paved parking space at the front of the property, a front garden enjoying well established shrubs and bushes along with a timber storage cupboard and a fully enclosed and private rear garden designed for low maintenance providing two timber sheds. A secure gate at the bottom of the garden opens to a public green.

## **SERVICES (not tested)**

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

## **COUNCIL TAX**

The Council Tax band for this property is Band A as confirmed by North Lincolnshire Council.





#### PROPERTY MISDESCRIPTION

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