







Wendover Road, Messingham, DN17 3SN

£250,000

- Semi-Detached House
- Three Bedrooms PLUS Loft Conversion to add 4th Bedroom
- Spacious Kitchen/Diner
- Lounge, Office and Sun Room
- Ground Floor Shower Room
- Modern Four-Piece Family Bathroom
- Off-Road Parking and Garage to Rear
- Owned Solar Panels
- Enclosed Garden with Bar
- EPC: B Tenure: FREEHOLD Band: B

BELL WATSON are delighted to present this superb four-bedroom semi-detached home, occupying a desirable position within the highly sought-after village of Messingham. Offering spacious and versatile accommodation arranged over two floors, together with a converted loft providing the fourth bedroom, this impressive property offers an excellent combination of comfortable family living and flexible additional space.

The well-planned accommodation includes a spacious kitchen/diner, lounge, separate office and sun room, complemented by a ground floor shower room and a four-piece family bathroom. To the first floor are three well-proportioned bedrooms, while the converted loft provides a fantastic fourth bedroom, creating an ideal space for a growing family, teenager, guest or home-working requirements.

Externally, the property benefits from off-road parking, a garage to the rear and an enclosed garden complete with a fantastic garden bar, providing an excellent space for entertaining family and friends.

Situated within this popular and well-regarded village, the property is conveniently placed for local amenities, schools and leisure facilities, while also offering easy access to Scunthorpe and the surrounding area.

An early internal inspection is highly recommended to fully appreciate the generous accommodation, versatile layout and excellent entertaining space this superb four-bedroom family home has to offer.













This superb home is situated oin the heart of the sought-after village location of Messingham, this home offers the perfect blend of rural charm and modern convenience. With easy access to Scunthorpe town centre, local schools, and various amenities, Messingham is an ideal place for families and professionals alike. The village boasts an impressive array of amenities, including welcoming public houses, two supermarkets (one incorporating the post office), and two places of worship. For leisure activities, residents can enjoy the Grange Park leisure complex located on the western outskirts of the village. The local primary school has an excellent reputation, ensuring a strong educational foundation. For secondary education, pupils have the option to attend Huntcliff School in Kirton in Lindsey or Frederick Gough School in Bottesford. Additionally, the prestigious Queen Elizabeth Grammar School in Gainsborough is within a 20-minute drive, offering further educational opportunities.With its combination of a friendly community, excellent amenities, and convenient transport links, Messingham provides an exceptional living environment for those seeking a vibrant yet peaceful village lifestyle.

ACCOMMODATION

The deceptively spacious accommodation is arranged over three floors and offers four well-proportioned bedrooms, versatile reception rooms and a generous range of living accommodation, making this an ideal family home.

HALLWAY

The property is accessed via a UPVC entrance door with two obscure glazed panels, providing a welcoming entrance while allowing natural light into the hallway. The hall features attractive LVT herringbone flooring, decorative coving to the ceiling, a radiator and ceiling spot lighting, together with a useful under stairs cupboard providing valuable storage.

LOUNGE 4.19 M X 3.89 M

The front-aspect lounge is a bright and welcoming reception room, featuring an attractive log burner with a brick back and wooden mantle above, creating a cosy focal point. The room benefits from the same stylish LVT herringbone flooring as the entrance hall, together with coving to the ceiling, a radiator and ceiling lighting. A useful built-in storage cupboard provides additional practical storage.

KITCHEN/DINER 6.15 M X 3.28 M

The spacious and modern kitchen diner features a range of sleek grey gloss wall and base cabinets, complemented by wood-effect worktops and chrome handles with sparkling detailing. The kitchen is equipped with a gas double oven and impressive seven-ring gas hob, which is included in the sale, with a black glass curved extractor hood above. An American-style fridge freezer, also included in the sale, is plumbed in to provide both water and ice. There is a one-and-a-half bowl sink with drainer and mixer tap positioned beneath a window overlooking the rear garden. The room benefits from the same LVT flooring as the hall and lounge, recessed ceiling spotlights, a radiator, French doors leading into the sunroom and access to the utility room.

SUN ROOM 3.38 M X 2.54 M

The sun room is accessed directly from the kitchen and provides a lovely additional living space, with laminate flooring, recessed ceiling spotlights and a radiator. French doors open directly onto the rear garden, allowing plenty of natural light into the room and providing easy access to the outside.

OFFICE 4.62 M X 2.08 M

The office is a practical and versatile space, featuring LVT flooring, a front-facing window, radiator and a distinctive wooden ceiling beam adding a touch of character to the room.

UTILITY ROOM 3.61 M X 2.31 M

The utility room is fitted with matching base units and worktops to the kitchen, incorporating a sink with drainer and mixer tap together with space and plumbing for a washing machine. The room is partially tiled and benefits from tiled flooring, a radiator, ceiling light and extractor fan. The Ideal combi boiler is housed here, while loft access provides useful additional storage space. A UPVC door gives direct access to the rear garden.

DOWNSTAIRS SHOWER ROOM 2.08 M X 1.98 M

The ground floor shower room is fitted with a walk-in shower with Mermaid wall boarding, a pedestal wash hand basin and low-level flush WC. A Velux window provides natural light, complemented by a ceiling light.

LANDING

The first-floor landing is finished with carpeted flooring and benefits from a side-facing UPVC window, providing natural light to the space. The landing provides access to all of the bedrooms and the family bathroom, with the staircase continuing to the loft-converted fourth bedroom.

BEDROOM ONE 3.78 M X 3.71 M

Bedroom one is a spacious double bedroom with a pleasant rear-facing aspect. The room features carpeted flooring, coving, a radiator and ceiling light.

BEDROOM TWO 3.78 M X 2.64 M

Bedroom two is another well-proportioned double bedroom, positioned to the front of the property and benefiting from a large UPVC picture window, which allows an abundance of natural light into the room. The bedroom is finished with carpeted flooring and attractive coving, together with a radiator and ceiling light.

BEDROOM THREE 2.64 M X 2.36 M

Bedroom three is a good-sized single bedroom enjoying a front-facing aspect and providing a versatile space suitable for a child's bedroom, guest room or home office. The room features carpeted flooring, coving, a radiator and ceiling light, with the generous proportions allowing space for bedroom furniture.

BEDROOM FOUR 6.15 M X 3.33 M

Bedroom four is a useful loft-converted bedroom, accessed from the first-floor landing via a door and approached by carpeted stairs with an attractive wooden spindle staircase. The room is a good-sized and versatile space, benefiting from two Velux windows which provide plenty of natural light, together with a radiator and ceiling light fitting. There is useful storage within the eaves, as well as a recessed clothes storage area, while the carpeted flooring creates a comfortable finish.

FAMILY BATHROOM

The family bathroom is well appointed with a stylish freestanding bath, separate shower cubicle, hand wash basin and low-level W.C. A rear-facing window provides natural light, while the room also benefits from vinyl flooring, a chrome heated towel radiator and recessed ceiling spotlights.

BAR 4.37 M X 2.95 M

The insulated outside bar provides an excellent additional entertaining space, constructed with a timber frame and featuring a built-in wooden bar with adjoining seating area. The space benefits from rubber tile flooring and a TV aerial, making it an ideal setting for entertaining family and friends throughout the year.

GARAGE 7.26 M X 3.73 M

Accessed via the rear garden, this versatile space is currently utilised as a home gym and for additional storage. The space benefits from a side-facing UPVC access door, wooden side window and up-and-over door, together with power and lighting, making it a practical and adaptable area that could continue to be used for a variety of purposes.

STEP OUTSIDE

The front of the property is utilised for off-road parking and is laid with attractive block paving, providing ample space for multiple vehicles. The frontage is accessed via a manual sliding composite gate, while the front boundary is enclosed by a brick-built wall with coping stones and decorative ball finials, creating an attractive and well-defined entrance to the property. The enclosed rear garden is designed for low-maintenance enjoyment and features a secluded paved patio seating area, artificial lawn and raised wooden planted beds with pebble detailing and timber frames. The garden also provides access to the garage and benefits from outside electrical points and security lighting.

FIXTURES AND FITTINGS

All light fittings and floor coverings, American fridge/freezer and double oven are to be included within the sale of the property.

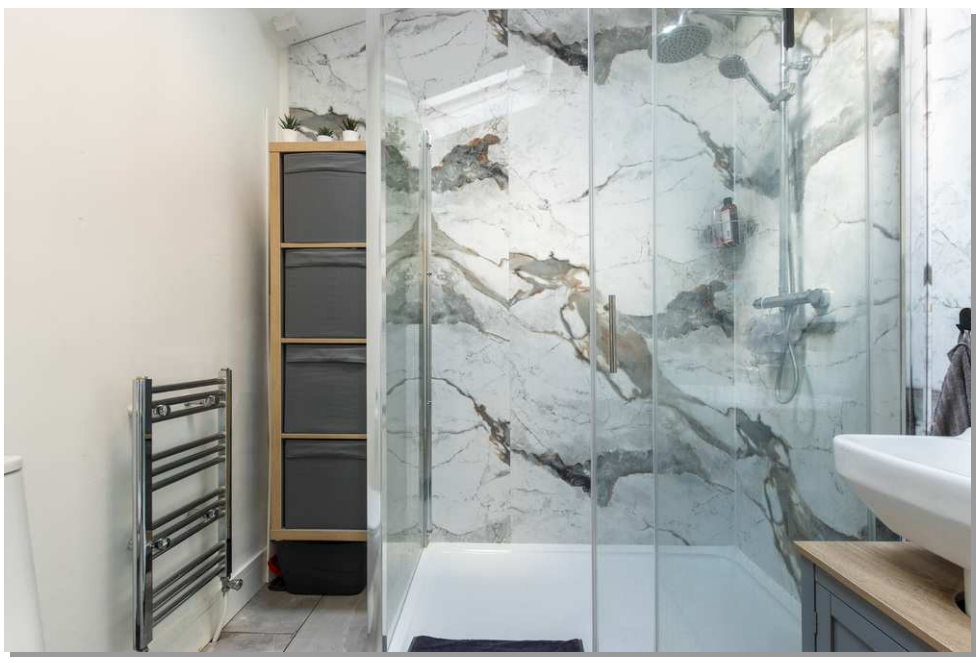
SERVICES (NOT TESTED)

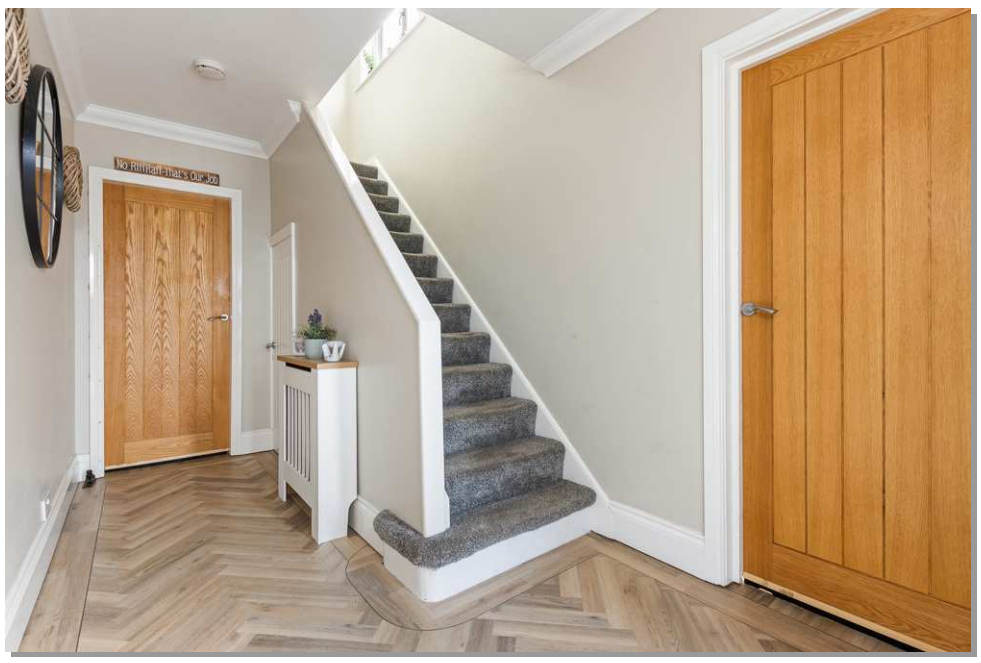
Mains gas, electricity, water and drainage are all understood to be connected to the property. The property also benefits from owner-owned solar panels with a battery storage system, providing an energy-efficient addition to the home and offering the potential to generate and store electricity for use within the property.


Hotpoint


Hotpoint






No Rush - That's OUR Job

















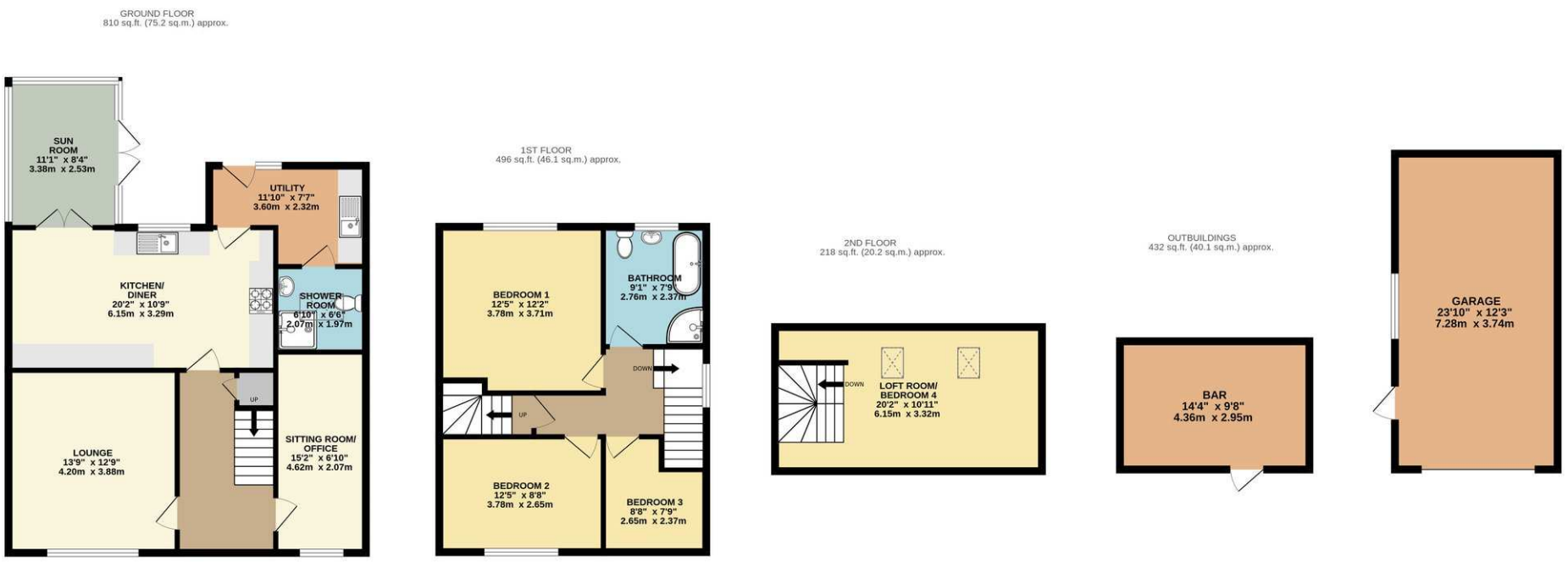












TOTAL FLOOR AREA : 1955 sq.ft. (181.7 sq.m.) approx.

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(01652) 655151 brigg@bellwatson.co.uk www.bellwatson.co.uk