



31 Luneburg Place, Scunthorpe, DN15 8XS

£235,000

Positioned in a quiet cul de sac this extended four bedroom detached family home. Downstairs the property comprises of a W.C, dining room and a spacious kitchen living area with access on to the rear garden. Upstairs there are four bedrooms, three of which a good size doubles and a well proportioned single. The master benefits from a W.C that could easily be converted in to a en suite, and a further modern family bathroom., Outside there is a low maintenance rear garden and off road parking to the front for three vehicles. There is also an integral garage that has been partially converted. Available for viewings now please call the office to book your appointment.

Entrance

Downstairs W.C.

Sitting room 14'6" x 14'0" (4.42 x 4.28)



Bedroom one 12'11" x 10'10" (3.95 x 3.32)



Upstairs W.C.



Kitchen breakfast room 19'11" x 13'11" (6.08 x 4.25)



Lounge 13'10" x 9'5" (4.23 x 2.88)



Bedroom two 12'6" x 11'7" (3.82 x 3.54)



Bedroom three 11'6" x 8'3" (3.53 x 2.54)



Outside



Bedroom four 7'11" x 7'4" (2.43 x 2.25)



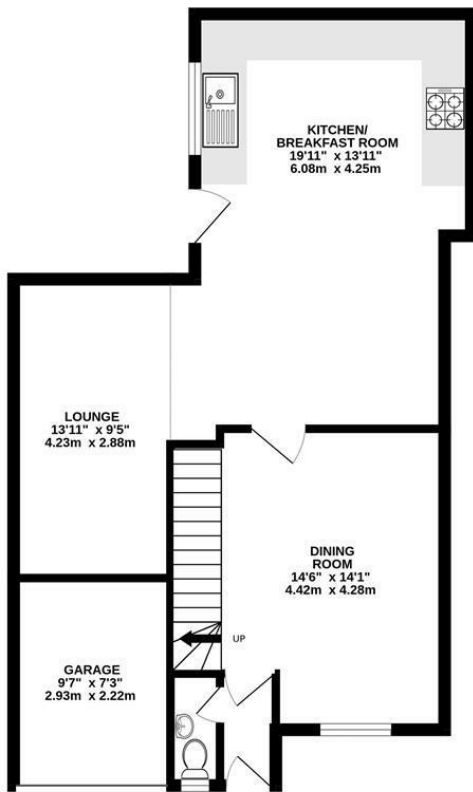
Garage 9'7" x 7'3" (2.93 x 2.22)

Bathroom

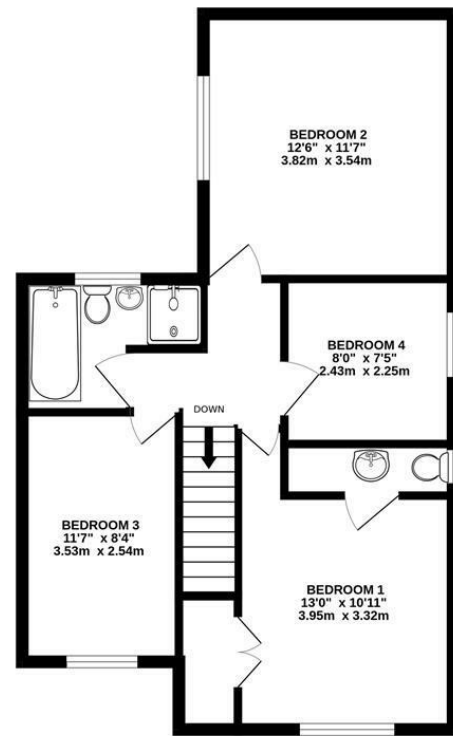


# Floor Plan

**GROUND FLOOR**  
605 sq.ft. (56.2 sq.m.) approx.



**1ST FLOOR**  
537 sq.ft. (49.9 sq.m.) approx.

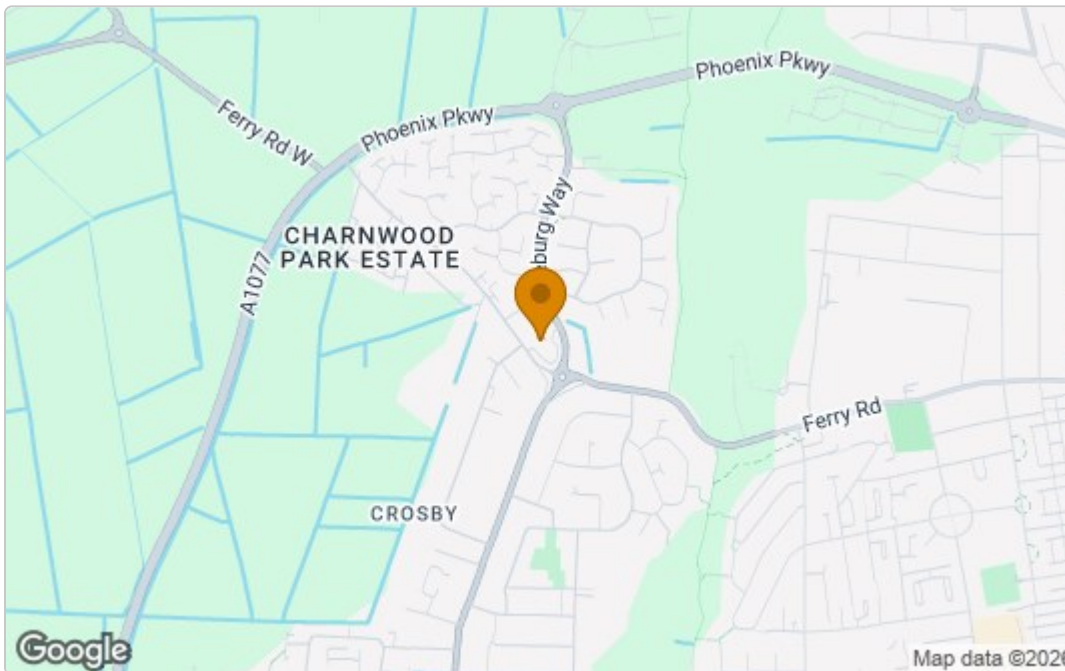


**TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk