



## Maryland Close Chapel Lane, Scunthorpe, DN15 9LG

£325,000

Sit on a great plot positioned next to the Church in the rural village of Whitton we have this flexible and spacious detached bungalow that has recently been renovated. The position is lovely, elevated from the road with generous parking and distant views over the River Humber.

On the ground floor the property comprises of a modern kitchen, spacious lounge and separate dining room there is also a two double bedrooms a family bathroom and separate W.C. To the first floor there are a further two rooms in the converted loft space

Ready to move straight in to with neutral decor, no chain and vacant possession. Available for viewings now please call the office to book your appointment.

Entrance hall



Bathroom 7'10" x 7'5" (2.39 x 2.27)



Dining room 14'3" x 11'5" (4.36 x 3.48)



Downstairs W.C.

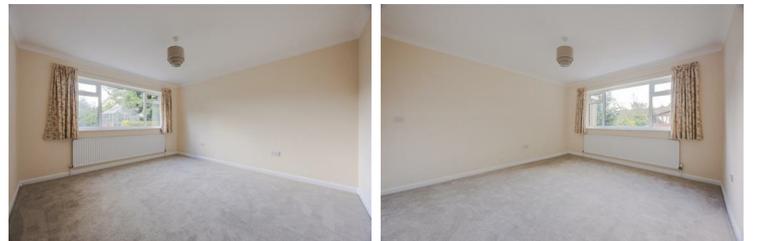
Bedroom one 14'0" x 11'11" (4.27 x 3.65)



Lounge 19'11" x 12'6" (6.08 x 3.83)



Bedroom two 12'11" x 12'0" (3.94 x 3.66)



Kitchen 17'11" x 9'2" (5.47 x 2.80)



Landing

Loft room one 24'4" x 9'0" (7.43 x 2.76)



Loft room two 12'8" x 9'0" (3.87 x 2.76)



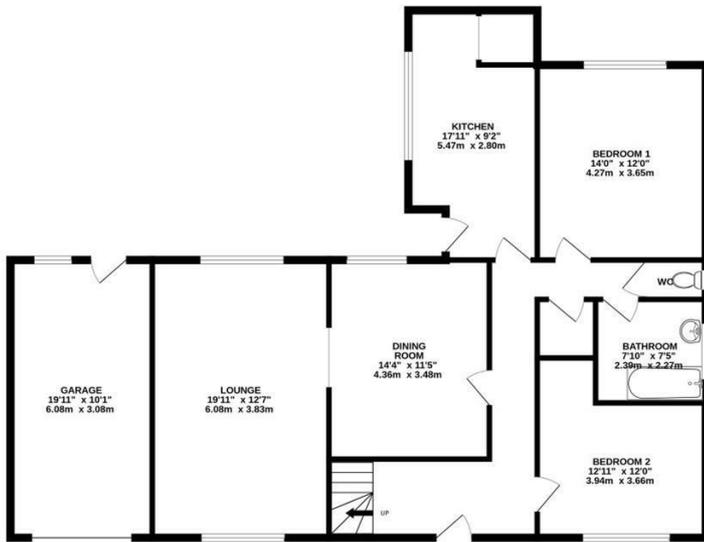
Garage 19'11" x 10'1" (6.08 x 3.08)

Outside

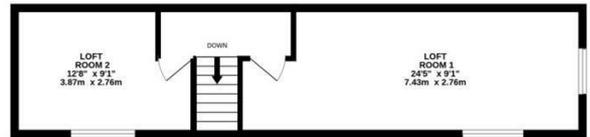


# Floor Plan

**GROUND FLOOR**  
1310 sq.ft. (121.7 sq.m.) approx.



**1ST FLOOR**  
366 sq.ft. (34.0 sq.m.) approx.



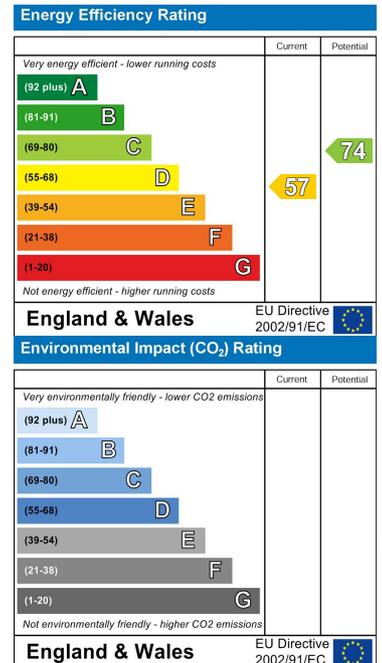
**TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.**

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



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