



## 3 Saffre Close, Scunthorpe, DN15 9YN

£320,000

Fantastic opportunity to purchase a great family home in a quiet cul de sac position, in the sought after Township of Winterton. With five bedrooms, four bathrooms the property offers a flexible layout across three floors. Immaculately presented with neutral stylish decor throughout and with recent upgrades, this property is ready for a family looking to move straight in! The ground floor of the property comprises of an entrance hall, downstairs W.C., a good size lounge with French doors overlooking the rear garden and an open plan kitchen diner. The bedrooms are spread across the first and second floor, with three of the five doubles having their own En suites. The first floor also benefits from a family bathroom with a lovely roll top, stand alone bath. Outside the rear of the property has a secure, well maintained lawned garden with patio and seating area. There is also a double garage and driveway for a couple of cars at the front of the property. Available Now! Please contact our office to book a viewing.

Entrance Hall



En Suite Bedroom One 7'9" x 7'11" (2.38m x 2.16m)



Lounge 19'7" x 11'6" (5.99m x 3.51m)



Bedroom Two 13'5" x 12'7" (4.11m x 3.86m)

En Suite Bedroom Two 9'6" x 3'7" (2.92m x 1.11m)

Bedroom Three 13'0" x 9'6" (3.98m x 2.92m)



Kitchen/Diner



First Floor Landing

Bedroom One 12'0" x 11'10" (3.66m x 3.61m)



Second Floor Landing

Bedroom Four 15'9" x 10'9" (4.82m x 3.29m)



En Suite Bedroom Four 5'11" x 5'2" (1.82m x 1.60m)

Bedroom Five 15'9" x 9'8" (4.82m x 2.97m)



Family Bathroom 8'1" x 6'7" (2.48m x 2.01m)

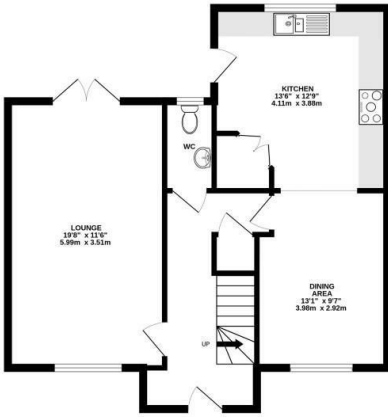


Garden

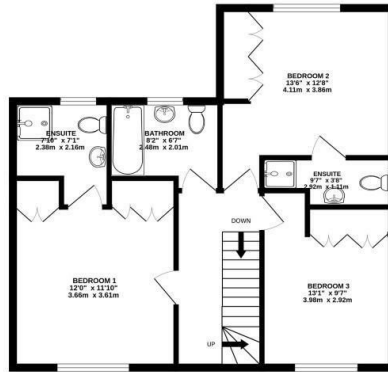


# Floor Plan

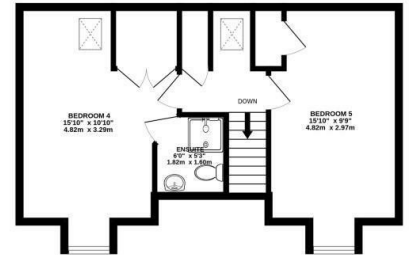
GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.0 sq.m.) approx.



2ND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.5 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>86</b>
(69-80) <b>C</b>	<b>78</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