



93 Ennerdale Lane, Scunthorpe, DN16 2RW

£260,000

Built by Keigar Homes on Lakeside is this three bed detached home, that is immaculate throughout and a perfect for a family.

To the ground floor you have an entrance, cozy lounge, L shape kitchen diner with the popular sun room on the back with patio doors to the rear garden. There is also a utility and downstairs W.C. To the first floor you have three double bedrooms, the master benefitting from an en suite and a further modern family bathroom.

Outside there is a low maintenance rear garden mainly laid with turf, off road parking and an integral garage. Available to view now please call the office to book your appointment.

## Entrance

Lounge 17'7" x 13'10" (5.36 x 4.24)



Kitchen diner 22'0" x 7'10" (6.73 x 2.41)



Sun Room 9'11" x 8'7" (3.04 x 2.62)

Utility 5'7" x 5'0" (1.72 x 1.53)



## Landing



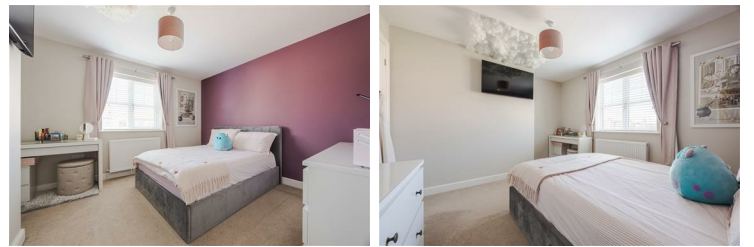
Bedroom one 15'7" x 11'2" (4.76 x 3.41)



## En suite



Bedroom two 10'4" x 8'10" (3.16 x 2.71)



Bedroom three 10'4" x 8'10" (3.16 x 2.71)



Family bathroom 7'10" x 6'5" (2.41 x 1.97)



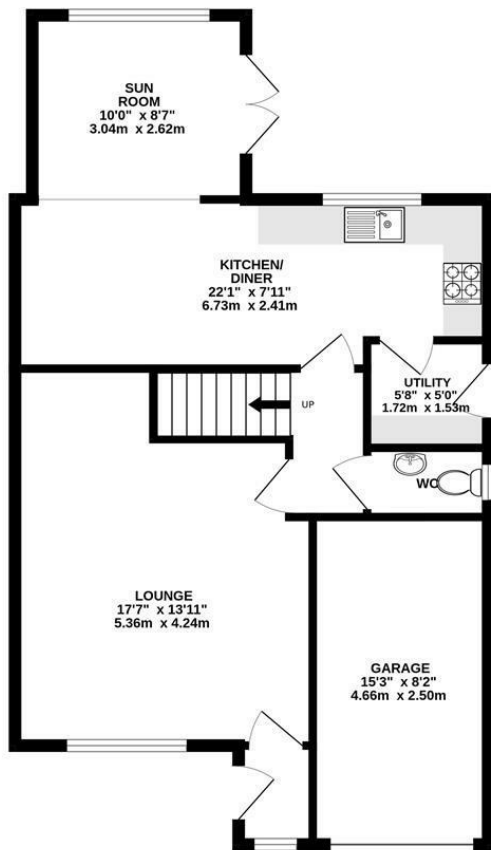
Outside



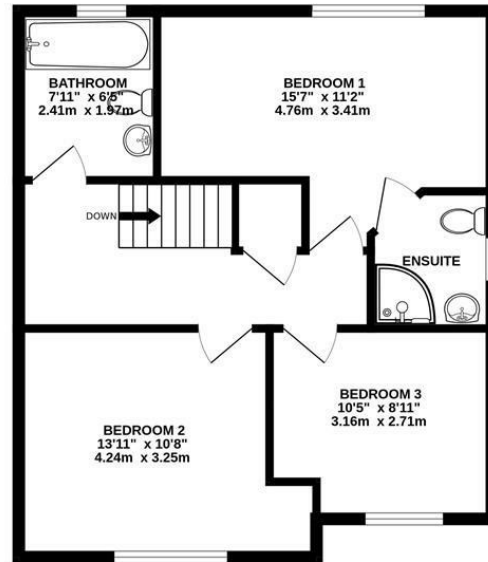
Garage 15'3" x 8'2" (4.66 x 2.50)

# Floor Plan

GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

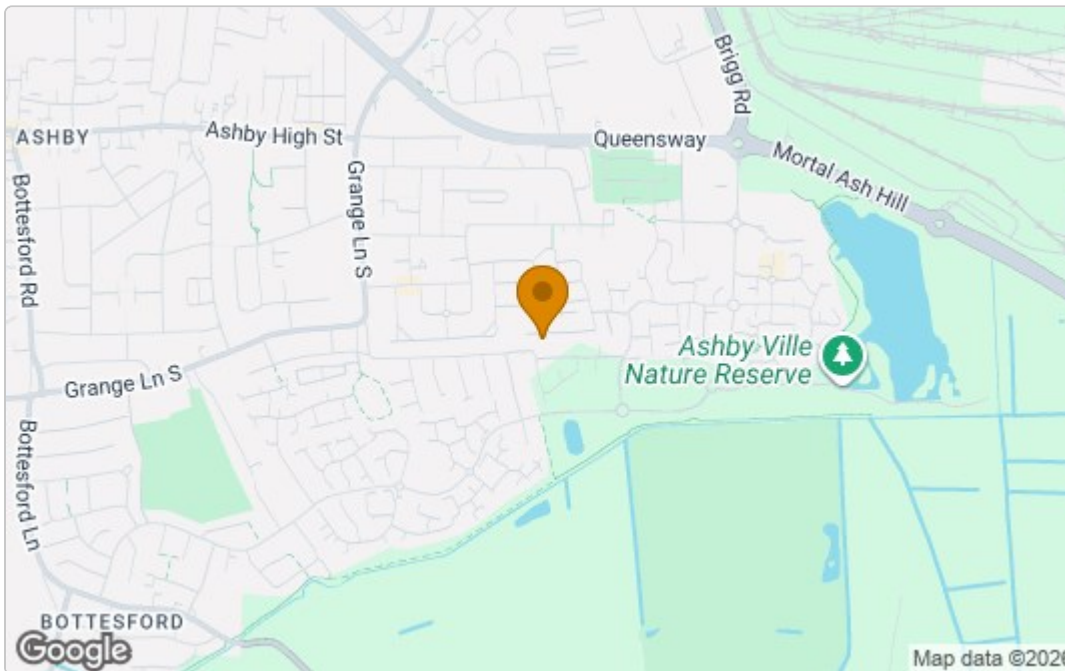


TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

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>		
(69-80) <b>C</b>	77	81
(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.

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