



12 Ermine Street, Scunthorpe, DN15 0AD

Offers In Excess Of £200,000

We love getting these beautiful Appleby Estate homes to sell. Full of character, generous room sizes and a lovely village setting. This three bedroom home has been well maintained inside and out, and is available to buy with no chain.

The main hall gives access to the stairwell and kitchen diner and has some fitted storage space too. The lounge has a fantastic exposed brick fireplace place with electric fire then off the back a conservatory looking out onto the private garden. Upstairs we have three good size bedrooms and a bathroom with fitted storage spaces too. Outside, the gardens are mainly lawned with pathways from the front to the rear, with a detached garage at the back, driveway and parking accessed over a shared driveway from School Lane.

Viewings are by appointment, please contact us to book.

Entrance

Lounge 13'4" x 13'4" (4.08 x 4.08)



Kitchen 13'11" x 9'6" (4.25 x 2.90)



Sun Room 13'4" x 8'2" (4.08 x 2.50)



Bedroom one 13'4" x 8'8" (4.08 x 2.66)



Bedroom two 13'4" x 9'6" (4.08 x 2.90)



Shower room 8'7" x 4'7" (2.64 x 1.42)



Garage

Outside



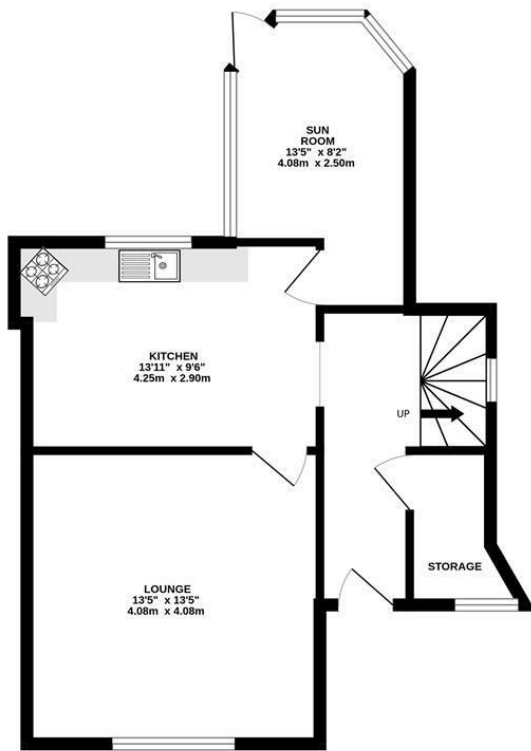
Landing

Storage room

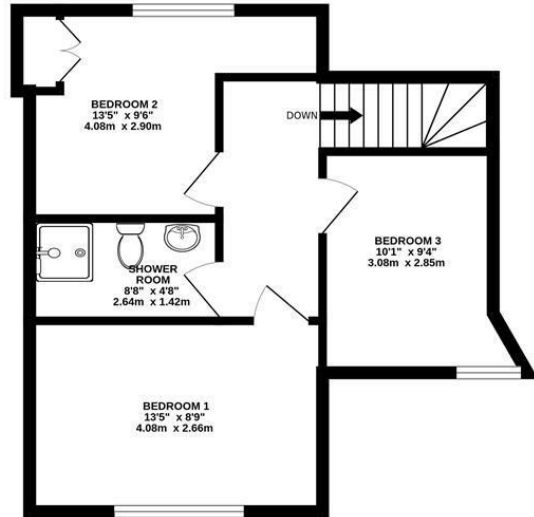
Bedroom three 10'1" x 9'4" (3.08 x 2.85)

Floor Plan

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

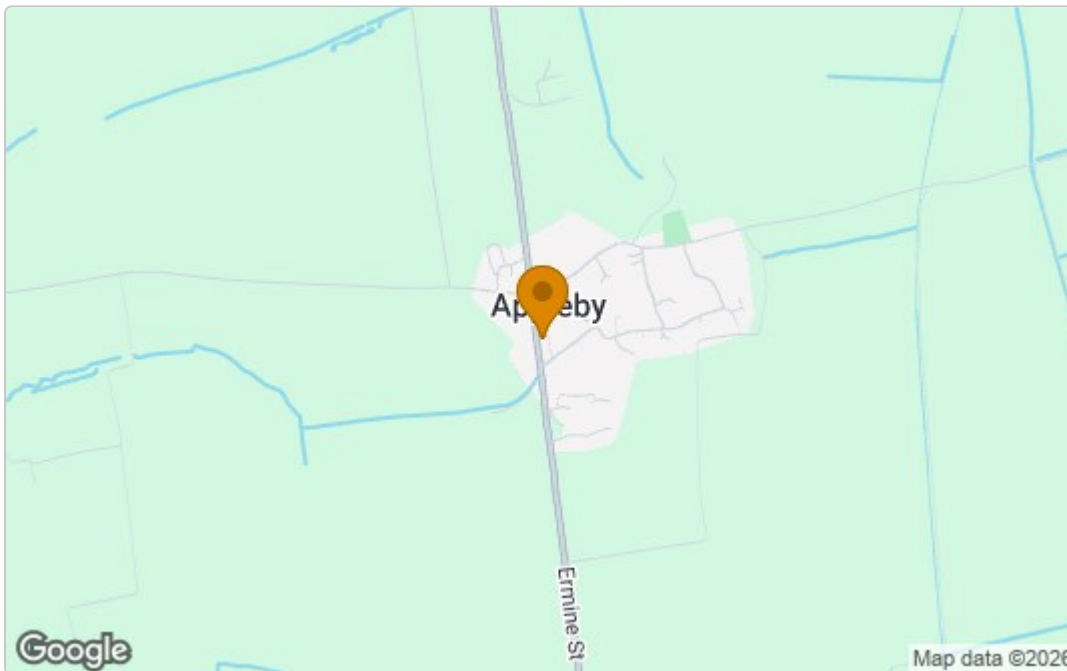


TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

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

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

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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