



69 Lancaster Road, Scunthorpe, DN16 3JH

£199,950

A really great well presented three bed semi detached house on Lancaster Road close to Ashby that is ready to move straight into! On the first floor there is a light airy entrance hall, cozy lounge and a modern kitchen diner leading on to the sun room that has patio doors on to the rear garden. To the first floor there are two double bedrooms and a well proportioned single that is currently used as a dressing room. There is also a modern four piece family bathroom. Outside there is a low maintenance rear garden with astroturf and decking area and an outbuilding that is currently used as a gym but would make a fantastic bar or entertaining space or working from home area. To the front there is off road parking for multiple vehicles on the driveway. Available for viewings now please call the office to book your appointment!

Entrance



Bedroom one 11'11" x 10'8" (3.64m x 3.26m)



Bedroom two 12'6" x 11'11" (3.82m x 3.65m)



Lounge 11'11" x 11'11" (3.65m x 3.64)



Kitchen diner 18'6" x 18'4" (5.66m x 5.60m)



Bedroom three 7'8" x 6'9" (2.34m x 2.06m)



Sun room 11'7" x 8'6" (3.55m x 2.60m)



Bathroom 9'9" x 8'0" (2.99m x 2.45m)



Landing

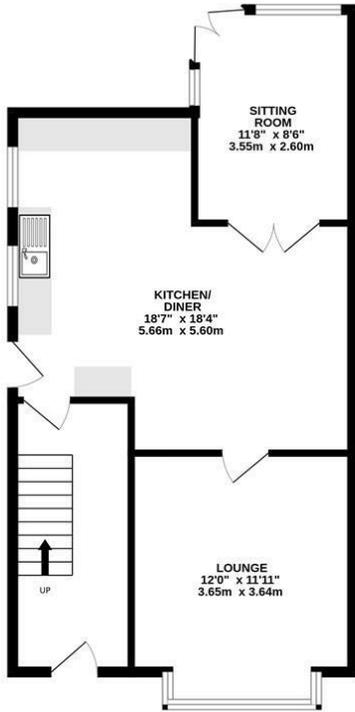
Outside



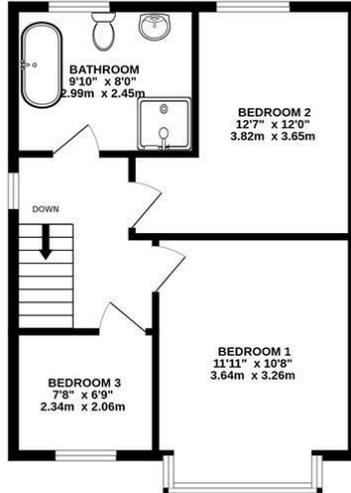
Outbuilding 11'1" x 11'1" (3.38m x 3.38m)

Floor Plan

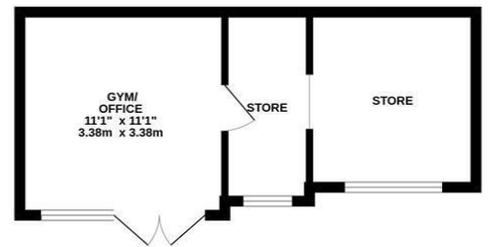
GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



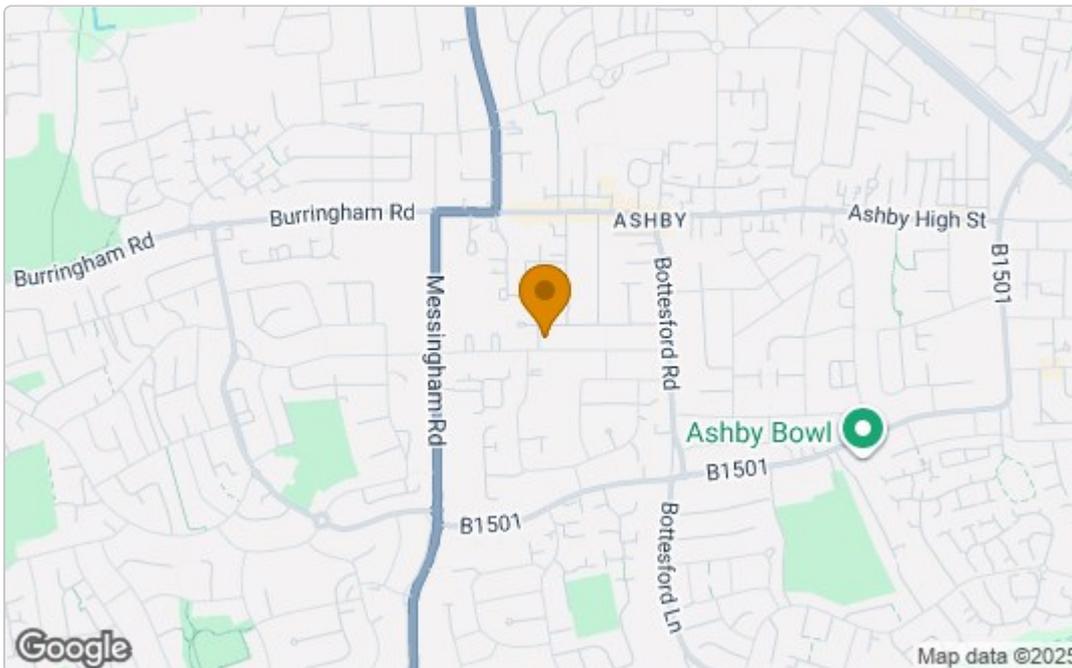
OUTBUILDINGS
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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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