



3 Back Lane, Scunthorpe, DN15 9NW

£145,000

Affordable and good value first time buy in the sought after, rural village of Winteringham that has been really well presented and maintained by the current owners. In a quiet position and with some character too this two double bedroom home is available with no chain.

Downstairs the property has a great size lounge and kitchen with a pantry, whilst upstairs there are two double bedrooms and a modern bathroom. To the rear is a low maintenance garden, a detached garage and off road parking.

Please get in touch for more information or to book a viewing.

Porch

Lounge diner 19'11" x 15'6" (6.08 x 4.73)



Kitchen 13'5" x 6'9" (4.09 x 2.07)



Pantry

Landing

Bedroom one 12'7" x 11'10" (3.85 x 3.62)



Bedroom two 12'5" x 8'0" (3.81 x 2.46)



Bathroom 8'0" x 5'0" (2.46 x 1.54)



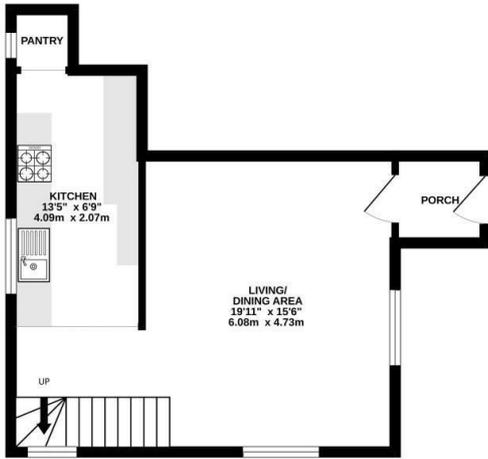
Garage 15'8" x 12'3" (4.80 x 3.74)

Outside

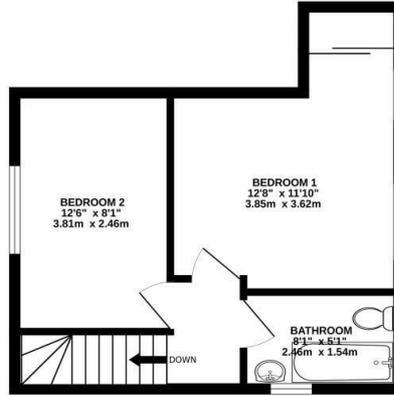


Floor Plan

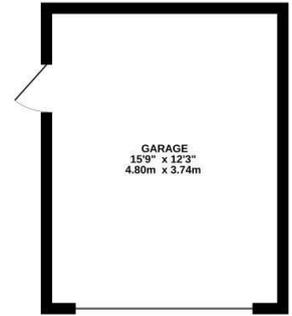
GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



GARAGE
193 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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.

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