



33 Southfield Road, Scunthorpe, DN15 9XE

£155,000

An extended three bedroom semi detached home, located in a cul de sac in Winterton. This one would make an ideal first time buy and also benefits from having no onward chain.

The property has been fully refurbished with a spacious modern kitchen diner, lounge, utility and downstairs bathroom. Upstairs there are three good size bedrooms with the main having a W.C. To the rear is a great size South West facing garden and off road parking for a couple of cars to the front of the property.

For any more information or to book a viewing please get in touch.

Entrance hall

Lounge 12'3" x 11'10" (3.74 x 3.62)



Kitchen 15'7" x 11'5" (4.75 x 3.48)



Utility 11'11" x 7'1" (3.64 x 2.16)



Downstairs bathroom 11'11" x 6'10" (3.64 x 2.09)



Landing

Bedroom one 12'3" x 12'4" (3.74 x 3.76)



Bedroom two 11'5" x 8'8" (3.48 x 2.65)



Bedroom three 7'10" x 6'10" (2.41 x 2.09)



Outside

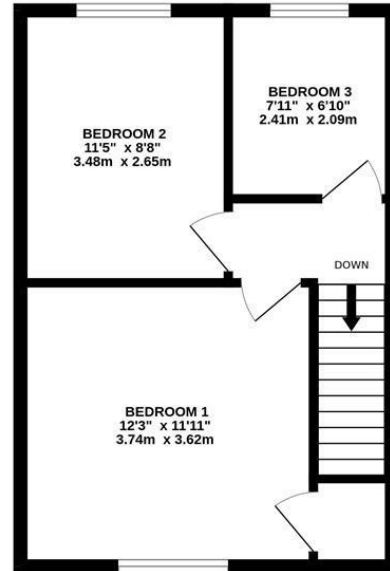


# Floor Plan

GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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			
<b>England &amp; Wales</b>		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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