



9 Meggitt Lane, Scunthorpe, DN15 9NY

£399,950

Welcome to Meggitt Lane in Winterringham, a beautiful three bedroom detached home that is perfect for families and ready to move straight into. Immaculately presented throughout and full of character but with the benefit of being a newer property having only been built 21 years ago.

To the ground floor you have three reception rooms, a great size kitchen diner that has been updated within the last year along with a really useful utility room and separate W.C. Upstairs there are three double bedrooms, the master having an en suite and a further family bathroom. All the rooms throughout have warm neutral decor and make a really cozy family home.

Outside there is a private rear garden mainly laid with turf but with a patio area for seating, to the front of the property is parking for multiple vehicles and there are lovely views of the church. Available to view now please call the office to book your appointment!

Dining room 15'3" x 11'10" (4.65 x 3.63)



Storage

Bedroom one 15'3" x 12'1" (4.66 x 3.70)



Lounge 15'2" x 12'1" (4.63 x 3.70)



En suite



Study 10'4" x 6'10" (3.17 x 2.10)



Breakfast Kitchen 18'4" x 11'10" (5.59 x 3.63)



Utility 9'8" x 8'11" (2.95 x 2.73)



Bedroom two 13'0" x 11'10" (3.98 x 3.63)



Bedroom three 11'10" x 10'4" (3.63 x 3.16)



Bathroom 8'2" x 6'9" (2.50 x 2.08)



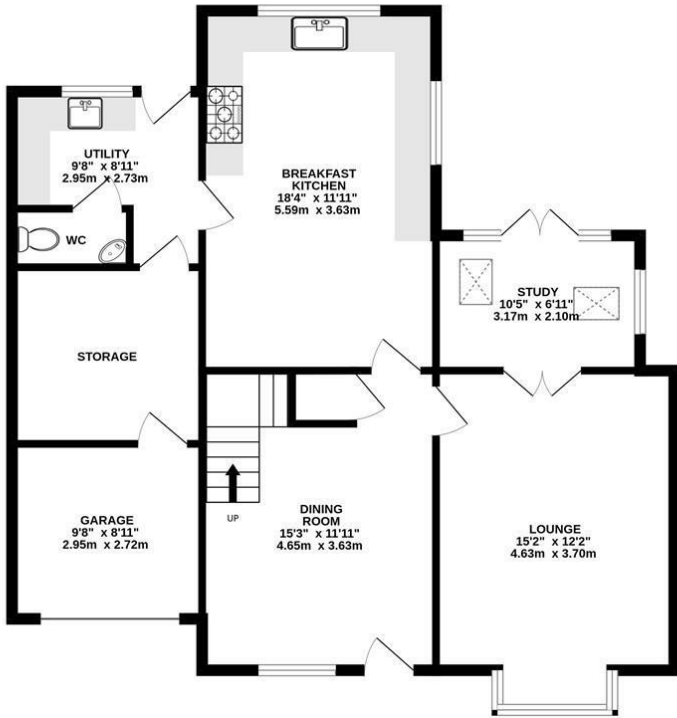
Outside



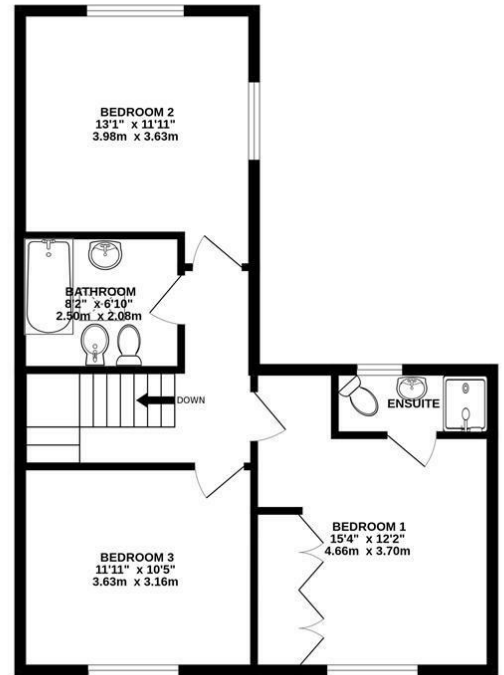
Garage 9'8" x 8'11" (2.95 x 2.72)

Floor Plan

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 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			85
(81-91) B			
(69-80) C		76	
(55-68) D			
(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			
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	

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