



10 Hayton Close, Scunthorpe, DN15 9QR

£200,000

Located in the heart of Winterton and sat on a fantastic south facing plot tucked away in a quiet cul de sac we have this three bed semi detached house with superb outside space including a garage and workshop.

Neutrally decorated and maintained immaculately throughout with a modern kitchen diner and generous size lounge. Upstairs the property comprises of three well proportioned bedrooms with plenty of storage and a modern family bathroom with four piece suite.

To the rear is a private south facing garden with both decking and patio areas, there is also a detached garage, separate workshop space and off road parking for a couple of cars to the front of the property. Offered with no onward chain. Viewings are available by appointment, please get in touch to book yours!

Kitchen diner 16'11" x 10'7" (5.16 x 3.25)



Bedroom two 10'7" x 8'3" (3.25 x 2.54)



Lounge 16'11" x 12'4" (5.16 x 3.77)



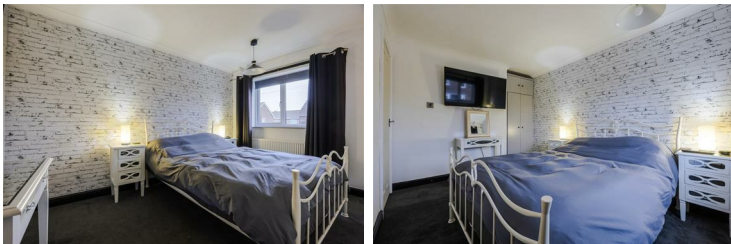
Landing



Bedroom three 9'2" x 8'7" (2.80 x 2.62)



Bedroom one 16'11" x 13'11" (5.16 x 4.26)



Bathroom 8'7" x 6'10" (2.62 x 2.09)



Outside



Garage 17'6" x 8'3" (5.34 x 2.53)



Workshop 11'6" x 8'4" (3.50 x 2.53)

Floor Plan



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 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		86
(69-80) C	73	
(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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