



## Horncroft Cottage King Street, Scunthorpe, DN15 9TP

£400,000

A real hidden gem, tucked away from the main road in a very private and quiet spot we have Horncroft Cottage. The owners have done a superb job with the renovation, retaining and saving character throughout while creating really practical family spaces.

The ground floor is incredible, with a spacious hall leading to the lounge one way and the open plan kitchen the other. There is also an entertaining space through the lounge that is fitted out as a bar area with sitting space and a further w.c. Kitchen wise the spec is excellent, with contemporary but in keeping with the house units and solid wood worktops and a matching island, a formal dining area sits just off through double doors. Upstairs we have three double bedrooms and luxury family bathroom complete with rolltop bath, double walk in shower w.c. and basin. Outside, the garden is secure, private and there's also a seating area. Parking is available on the drive to the front.

Viewing is available by appointment, if you would like to book or would like more information, please get in touch.

Entrance Hall



Kitchen Diner 23'3" x 16'3" (7.10 x 4.96)



Downstairs W.C.

Dining Room 15'9" x 9'0" (4.82 x 2.76)



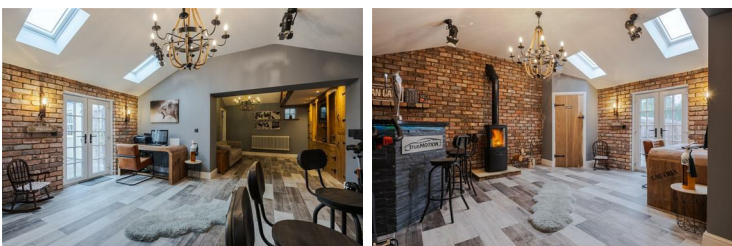
Lounge 31'6" x 16'3" (9.62 x 4.96)



Sitting Room 16'3" x 11'9" (4.96 x 3.60)



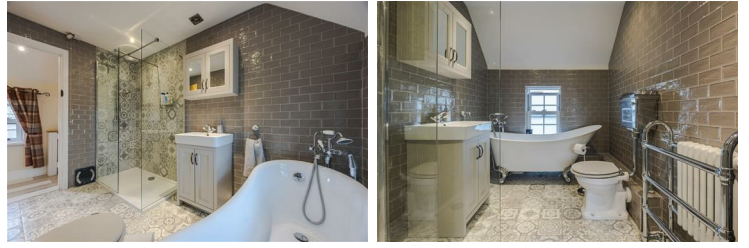
The Bar 17'0" x 13'5" (5.20 x 4.11)



Downstairs W.C.

Landing

Bathroom 10'8" x 7'3" (3.27 x 2.22)



Bedroom One 14'9" x 9'4" (4.52 x 2.85)



Bedroom Two 14'9" x 8'2" (4.52 x 2.49)



Bedroom Three 10'4" x 7'10" (3.17 x 2.39)



Outside Front

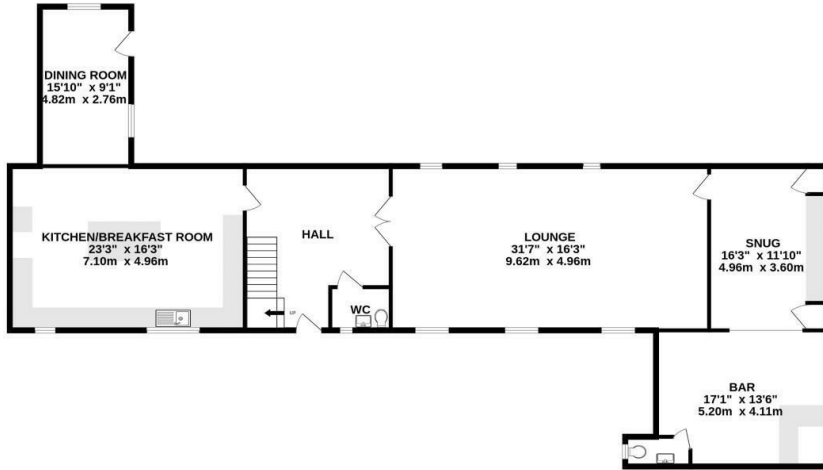


Outside Rear



# Floor Plan

**GROUND FLOOR**  
1702 sq.ft. (158.1 sq.m.) approx.



**1ST FLOOR**  
560 sq.ft. (52.0 sq.m.) approx.



**TOTAL FLOOR AREA: 2262 sq.ft. (210.2 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>			
(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 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	

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