



12 Bolingbroke Road, Scunthorpe, DN17 2NH

£120,000

A fantastic opportunity to purchase this three bedroom semi detached house that has vacant possession, no chain and in a popular area. Perfect for anyone looking to add value and potentially extend across the back. In need of updating throughout but in great condition the property comprises of downstairs a lounge, kitchen diner to the rear with access on to the garden. To the first floor there are three bedrooms, two of which are good size doubles, a further single bedroom and a family bathroom. Outside there is a rear garden mainly turfed and off road parking to the front. Available for viewings now, please call the office to book your appointment.

Entrance

Lounge 14'10" x 11'7" (4.53 x 3.55)



Bedroom two 11'4" x 10'4" (3.46 x 3.16)



Kitchen 14'9" x 11'4" (4.52 x 3.46)



Landing

Bedroom one 12'10" x 10'4" (3.92 x 3.16)



Bedroom three 8'10" x 7'1" (2.71 x 2.16)



Bathroom 7'1" x 6'11" (2.16 x 2.11)

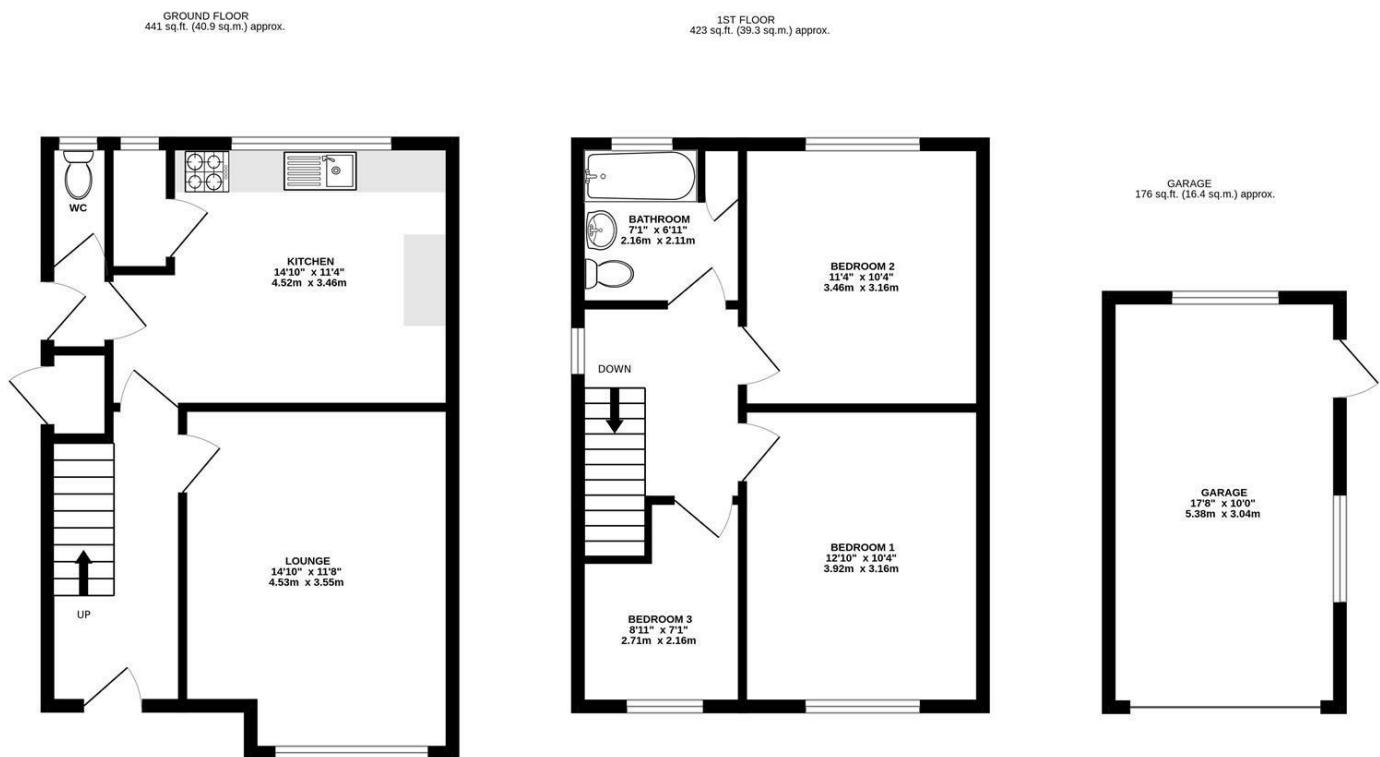


## Outside



Garage 17'7" x 9'11" (5.38 x 3.04)

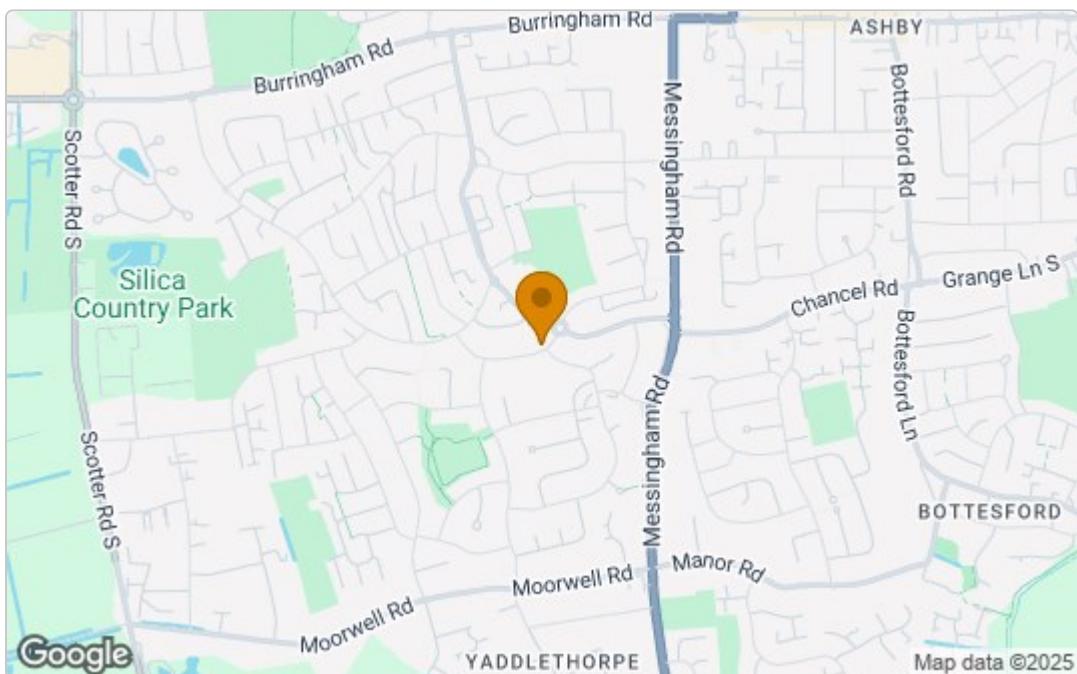
# Floor Plan



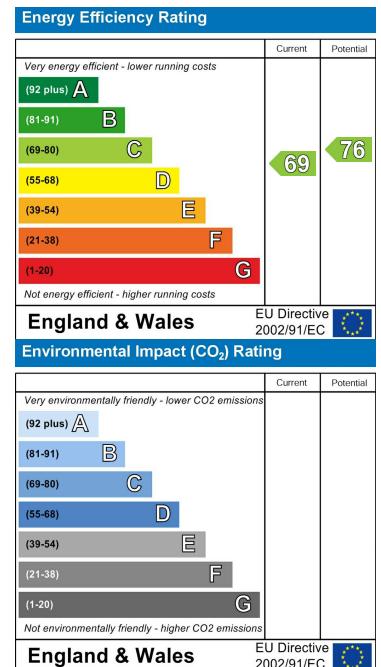
**TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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