



9 Dunnock Close, Scunthorpe, DN16 3GF

£179,950

Positioned on a great private corner plot in a quiet cul de sac is this three bedroom semi detached house that is ready to move straight in to. To the ground floor you have an entrance, cozy lounge and kitchen diner across the back of the property with access on to the rear garden. To the first floor you have three bedrooms, the master having an en suite and a further modern family bathroom that was updated over the last couple of years. Outside there is a good size garden, garage and off road parking for a couple of vehicles. Perfect first time buy or young family home in a popular location.

Please call the office to book your appointment.

Entrance

Lounge



Kitchen diner



Landing

Bedroom one



En suite



Bedroom two



Bedroom three



Bathroom



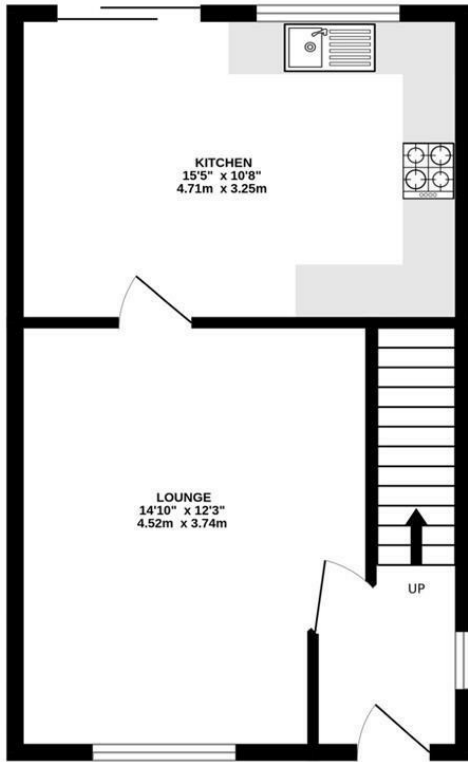
Outside



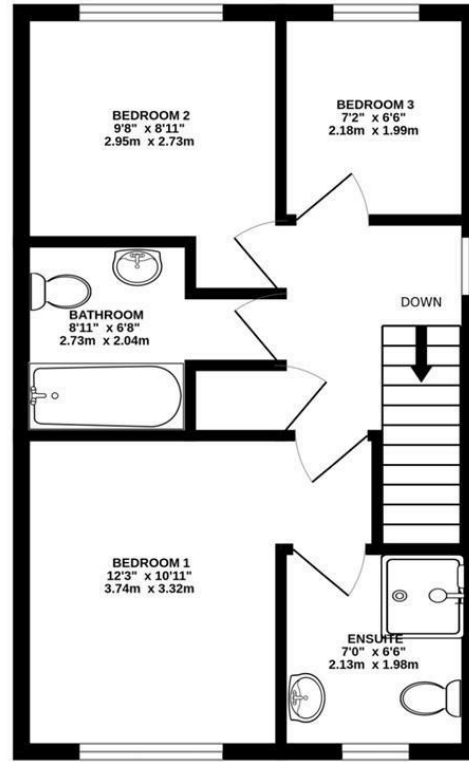
Garage

# Floor Plan

**GROUND FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**1ST FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.

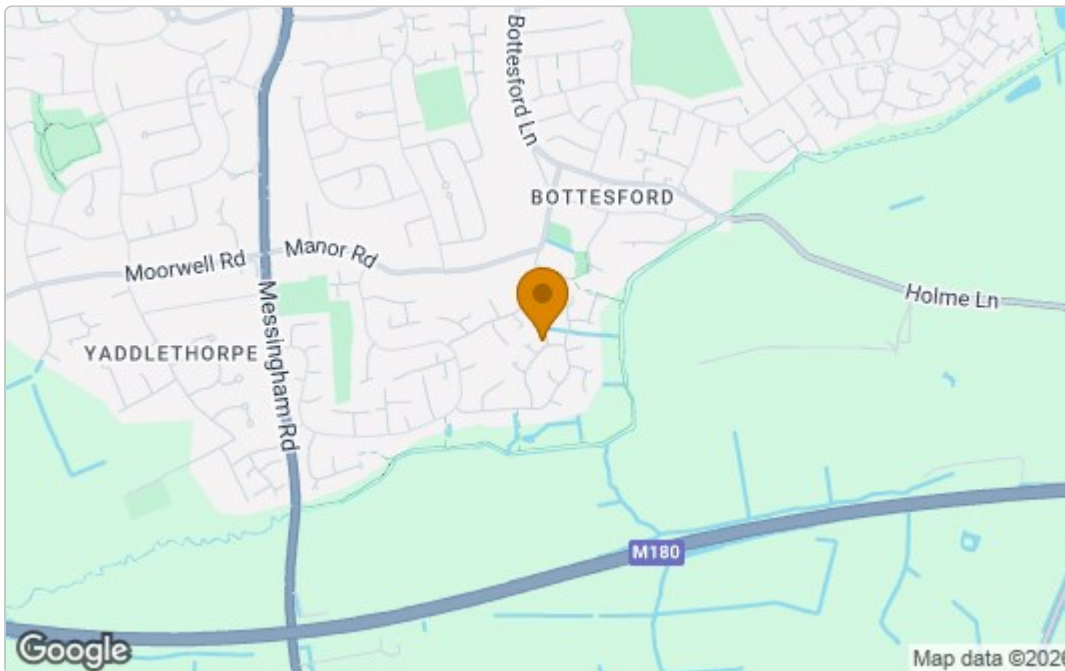


TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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>		78	83
(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			
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.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk