



13 Eastfield Road, Scunthorpe, DN17 3PQ

£265,000

Completely immaculate detached home in the sought after Messingham. This three bedroom house is in a lovely quiet position with a private rear garden, in recent years the current owners have overhauled everything and created a gorgeous home with great decor and quality fittings throughout.

We love the flush casement windows, custom Wren kitchen, herringbone wood floors and open plan living kitchen diner. An ideal home for professionals with fibre to property broadband, young families or even those looking for lower maintenance home after the kids have flown the nest.

Layout wise we have a generous hall, downstairs w.c., kitchen diner open plan to the lounge with doors to the garden. A landing, three bedrooms with a particularly good size main bedroom, a new bathroom suite, parking off road for two cars and an extended garage space. The garden is private, secure and has a couple of seating areas too.

For further information or to book a viewing please get in touch.

Entrance hall



Bedroom three 7'10" x 7'5" (2.41 x 2.27)



Kitchen 16'4" x 9'9" (4.98 x 2.98)



Lounge 16'1" x 11'7" (4.92 x 3.55)



Bathroom 8'4" x 5'11" (2.55 x 1.81)



Downstairs W.C.

Landing



Bedroom one 16'1" x 11'7" (4.92 x 3.55)



Garage 19'9" x 8'2" (6.03 x 2.50)

Outside

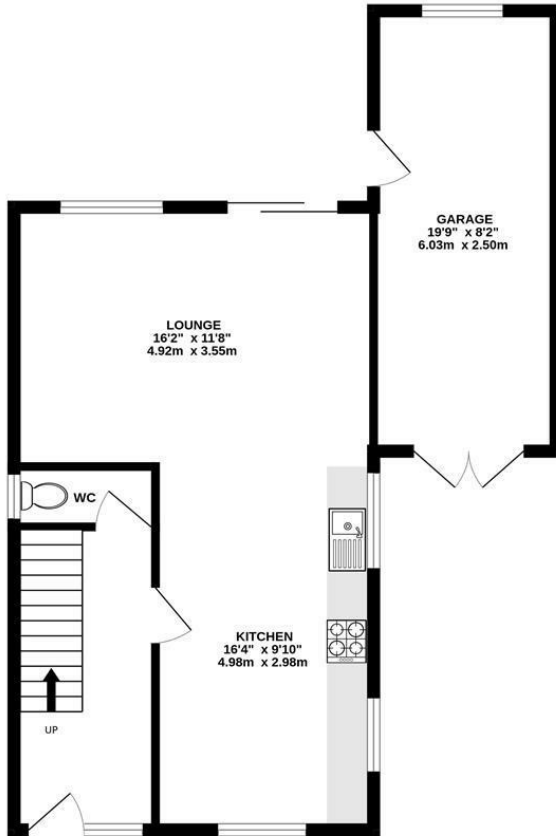


Bedroom two 9'4" x 8'8" (2.85 x 2.65)

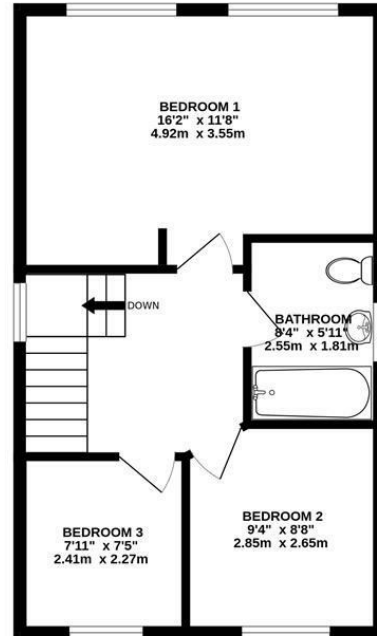


# Floor Plan

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

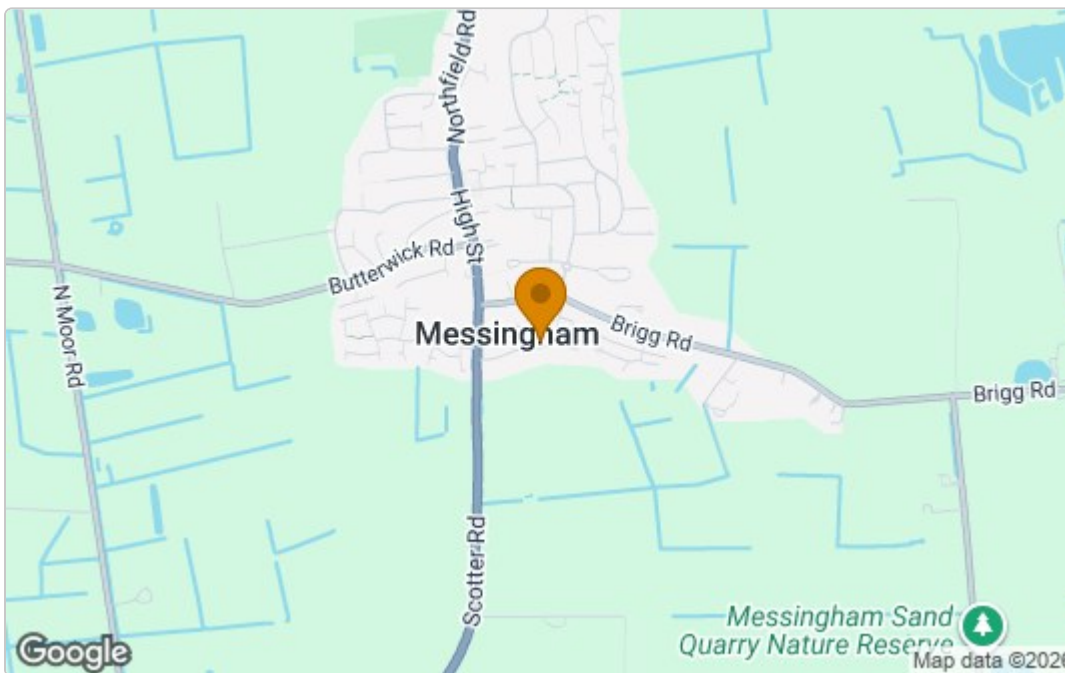


TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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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