



- Semi Detached House
- 3 Storey Accommodation
- 3 Double Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC
- Modern Kitchen/Diner
- Enclosed Rear Garden
- Off Street Parking & Garage

Lapwing Way, Scunthorpe, DN16 3WN,  
£199,950





Starkey&Brown are delighted to offer for sale this spacious semi detached family home on Lapwing Way, ideally located within the popular Lakeside area of Scunthorpe. The property boasts flexible and well proportioned accommodation throughout, briefly comprising of 2 double bedrooms and bathroom to the second floor, double master bedroom, master en-suite and lounge overlooking Ashby Ville nature reserve to the first floor, whilst downstairs includes an entrance hallway with storage, WC, study and impressive Wren kitchen/Diner (approximately one year old) overlooking the rear garden. To the front of the property there is off street parking, and access to a garage. To the rear of the property there is an enclosed rear garden with a direct gate leading to Ashby Ville. Further benefits of the property includes uPVC double-glazing and gas central heating throughout. An excellent location with a great range of amenities and convenient motorway access nearby, call today to view! Freehold. Council tax band: C.



### Entrance Hall

With a door to the front, a radiator, a storage cupboard, and stairs rising to the first floor.

### Study

9' 4" x 6' 1" (2.84m x 1.85m)

Comprising a uPVC double-glazed window to the front and a radiator.

### Kitchen Diner

18' 9" max x 13' 0" max (5.71m x 3.96m)

With double-glazed French doors and uPVC windows to the rear, a radiator, a range of wall and base units with work surfaces over, an inset sink and drainer unit, a built-in oven, built-in induction hob with extractor over, built-in bins, space/plumbing for white goods.

### Downstairs WC

Comprising WC, wash hand basin set in vanity unit, a radiator, and an extractor fan.

### First Floor Landing

Comprising a radiator and stairs to the second floor.

### Lounge

13' 2" max x 13' 0" (4.01m x 3.96m)

Comprising two uPVC double-glazed windows to the rear and two radiators.

### Master Bedroom

13' 1" x 9' 4" (3.98m x 2.84m)

Comprising two uPVC double-glazed windows to the front, a radiator, a wardrobe, and an en-suite.

### En-Suite

6' 5" x 6' 3" (1.95m x 1.90m)

Comprising a uPVC double-glazed window to the side, a shower cubicle, a wash hand basin, a WC, and an extractor.

### Second Floor Landing

With loft access.

### Bedroom 2

13' 0" x 11' 5" (3.96m x 3.48m)

Comprising a uPVC double-glazed window to the front, a radiator, a built-in wardrobe, and a built-in cupboard.

### Bedroom 3

13' 0" x 8' 5" (3.96m x 2.56m)

Comprising a Velux window to the rear and a radiator.

### Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Comprising a panelled bath with a shower attachment over, a wash hand basin, WC, a heated towel rail, and an extractor.

### Outside Front

With off-street parking, garage, and gate to the rear garden.

### Garage

9' 3" x 17' 9" (2.82m x 5.41m)

With an up-and-over door to the front, a side door to the garden, light, and power.

### Outside Rear

The rear garden has an excellent degree of privacy from the rear aspect, a lawned garden with a paved patio area, decorative borders, a fenced surround, and a secure gate leading onto Ashby Ville nature reserve.

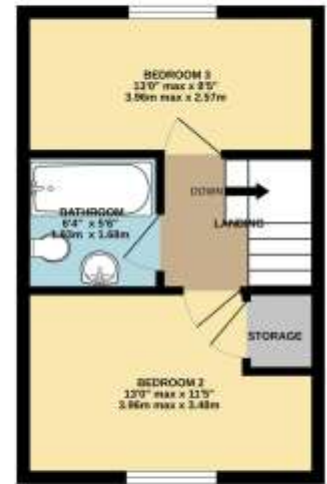




GROUND FLOOR

1ST FLOOR

2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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.  
Made with iMhoxix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk

