



115 Moorwell Road, Scunthorpe, DN17 2SX

£340,000

Approximately 3/4 of an acre plot with fields to the rear, this kind of plot on a home that is within easy reach of all local amenities is a rare buy. Perfect for anyone wanting outside space for animals, vehicles, gardening or just to have your piece of land. The house itself has been heavily extended and now has four double bedrooms, a spacious bathroom, lounge, kitchen diner and a further sitting room on the back of the house overlooking the gardens.

The owners have loved their time here and they have maintained it incredibly well and the space through the ground floor works very well for family life. The front lounge has a wood burner for cosier nights and the large sitting room at the big is great for entertaining and dining space for large families.

There's ample parking on the front and driveway access down the side large enough for caravans or larger vehicles.

Viewings are essential to get a feel for the space inside and out, please get in touch to book.

Entrance



Dining Room 11'3" x 9'2" (3.45m x 2.81m)



Lounge 13'8" x 12'11" (4.18m x 3.95m)



Sun Room 19'5" x 11'7" (5.94m x 3.55m)



Landing



Kitchen 19'5" x 8'0" (5.94m x 2.46m)



Bedroom one 19'5" x 10'2" (5.94m x 3.11m)



Utility 9'2" x 8'2" (2.81m x 2.50m)



Bathroom 10'1" x 9'3" (3.09m x 2.83m)



Bedroom two 16'2" x 9'3" (4.94m x 2.83m)



Bedroom three 11'7" x 10'2" (3.55m x 3.11m)



Bedroom four 16'0" x 6'6" (4.90m x 1.99m)



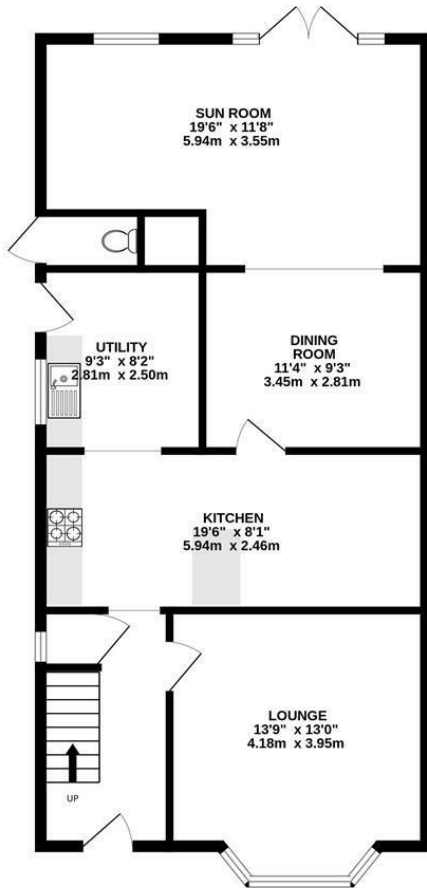
## Storage

## Outside

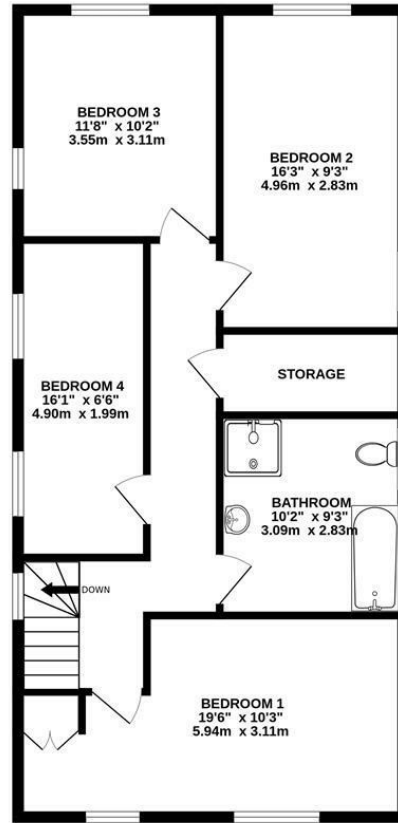


# Floor Plan

**GROUND FLOOR**  
809 sq.ft. (75.1 sq.m.) approx.



**1ST FLOOR**  
797 sq.ft. (74.0 sq.m.) approx.

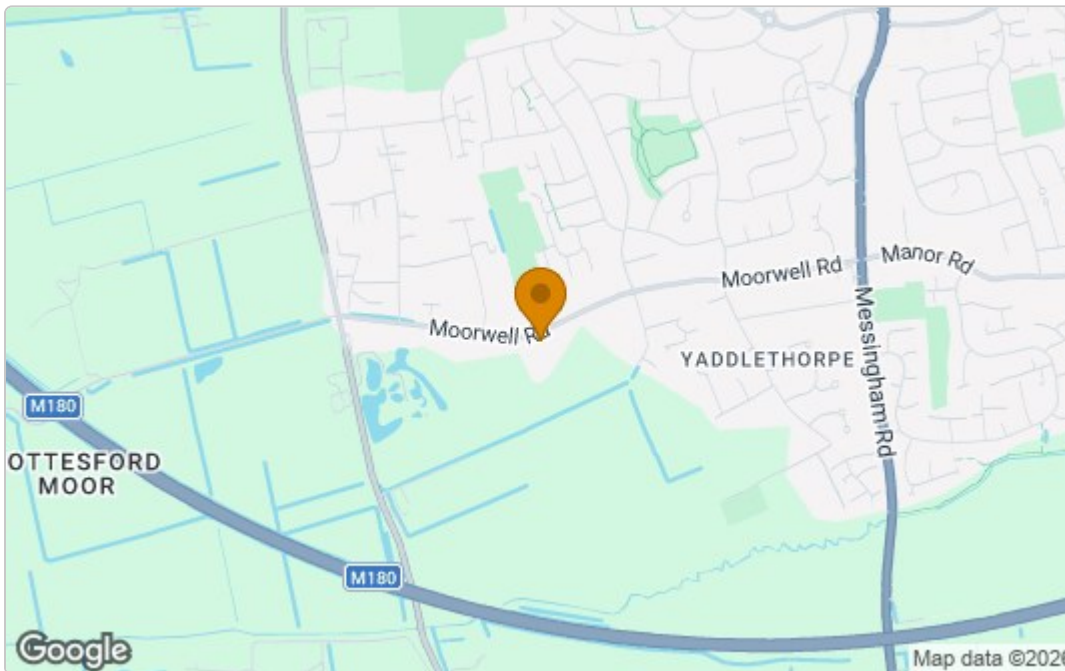


**TOTAL FLOOR AREA: 1606 sq.ft. (149.2 sq.m.) approx.**

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>78</b>
	<b>68</b>	
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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