



15 Gadwall Way, Scunthorpe, DN16 3UU

£260,000

We can't tell you just how good value for money this home is. Four bedrooms, two bathrooms, two reception rooms and an open plan kitchen diner all presented perfectly. It's a perfect well rounded home for growing families and it's presented brilliantly with cool decor, great layout and ready to move straight into.

Sat in the Lakeside area this is in a good location for schools and amenities, popular with families and within walking distance of most needs. You also have Ashby Ville nature reserve a few minutes walk away.

Viewings are available by appointment. Please contact us to book in.

Entrance hall



Lounge 16'3" x 10'6" (4.97 x 3.22)



Snug 15'6" x 8'2" (4.74 x 2.49)



Kitchen diner 23'7" x 9'2" (7.21 x 2.81)



W.C.

Landing

Bedroom one 13'2" x 11'9" (4.03 x 3.60)



En-Suite



Bedroom two 11'10" x 9'5" (3.61 x 2.88)



Bedroom three 9'2" x 8'2" (2.81 x 2.49 )



Bedroom four 10'6" x 9'2" (3.22 x 2.81)

Family bathroom 6'2" x 5'9" (1.88 x 1.76)

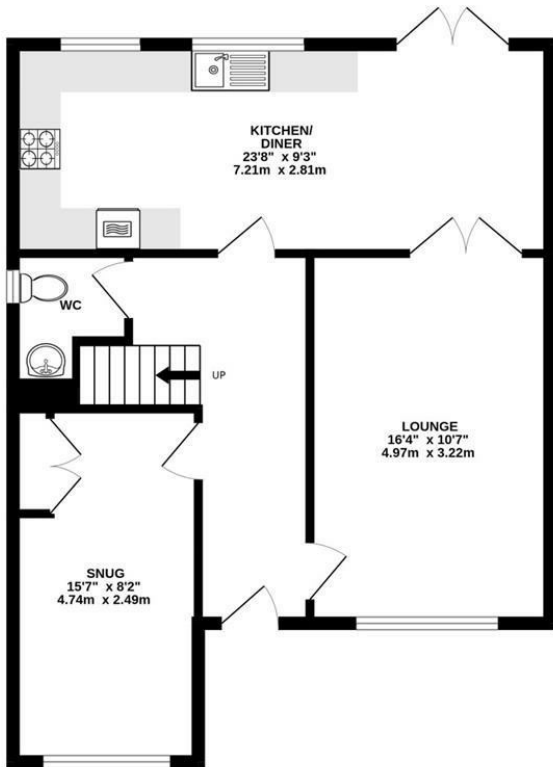


Outside

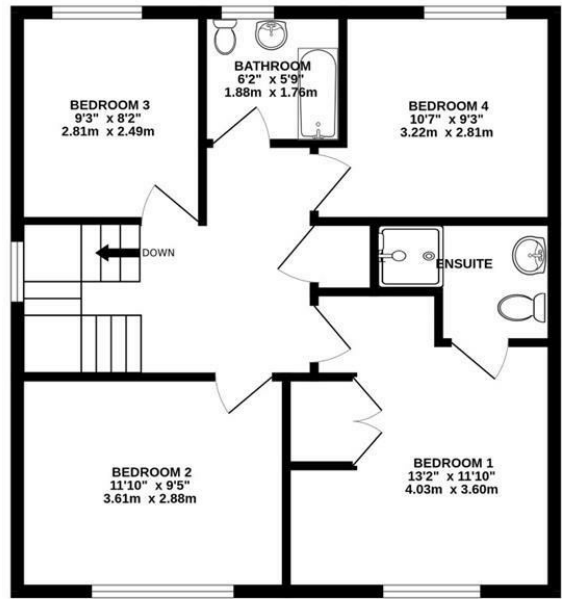


# Floor Plan

**GROUND FLOOR**  
650 sq.ft. (60.4 sq.m.) approx.



**1ST FLOOR**  
604 sq.ft. (56.1 sq.m.) approx.

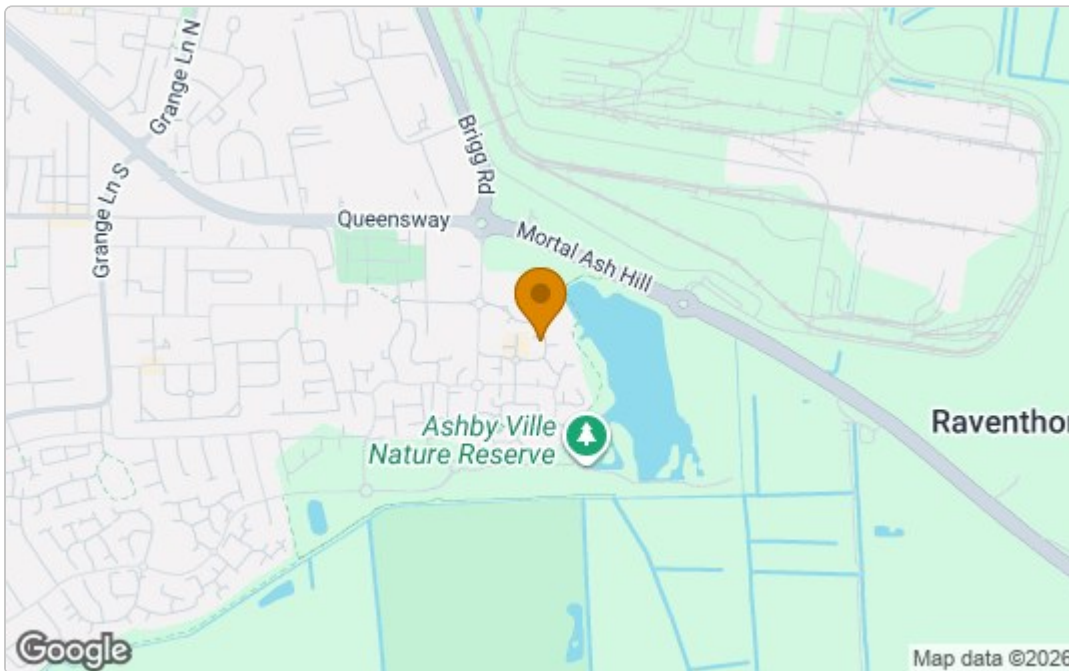


TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.

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.  
Made with Metropix ©2025



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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