



## 18 Vicarage Gardens, Scunthorpe, DN15 7AZ

£450,000

An immaculate four bedroom detached property which has been extended and upgraded throughout by the current owners. Positioned in a central popular location, making it ideal for families close to schools, colleges and Scunthorpe General hospital.

The house has a spacious entrance hall, generous lounge with log burner and a fantastic kitchen diner with sky lights to the ceiling and access to the rear garden. Upstairs you'll find four double bedrooms, the master having an ensuite and there's also a modern family bathroom, the character has been retained throughout but it is laid out well for modern family living. There is a secure low maintenance garden to the rear, off road parking and garage to the front.

Viewings are available by appointment, please get in touch to book.

Entrance



En Suite



Lounge 18'9" x 16'3" (5.73 x 4.97)



Bedroom two 12'3" x 11'6" (3.74 x 3.53)



Kitchen/diner 21'11" x 16'10" (6.70 x 5.14)



Utility room 12'1" x 6'6" (3.69 x 2.00)

Dining room 14'7" x 12'6" (4.45 x 3.83)

Study 6'6" x 6'2" (2.00 x 1.88)

Downstairs W.C.

Landing

Bedroom one 14'9" x 10'9" (4.50 x 3.30)



Bedroom three 12'4" x 11'10" (3.78 x 3.63)



Bathroom 9'4" x 7'9" (2.85 x 2.37)



Outside



Garage 15'5" x 12'1" (4.71 x 3.69)

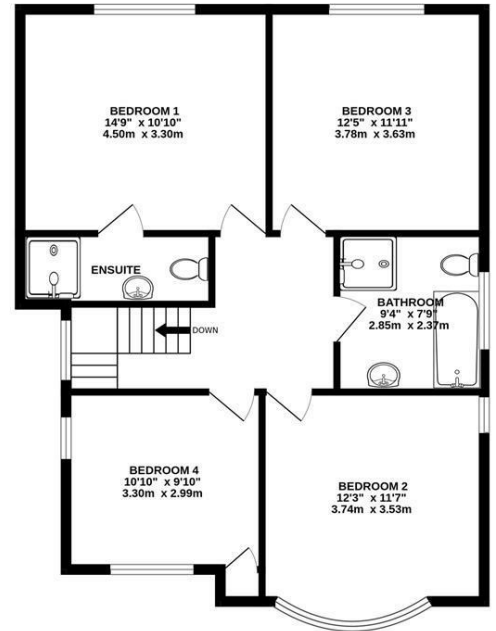
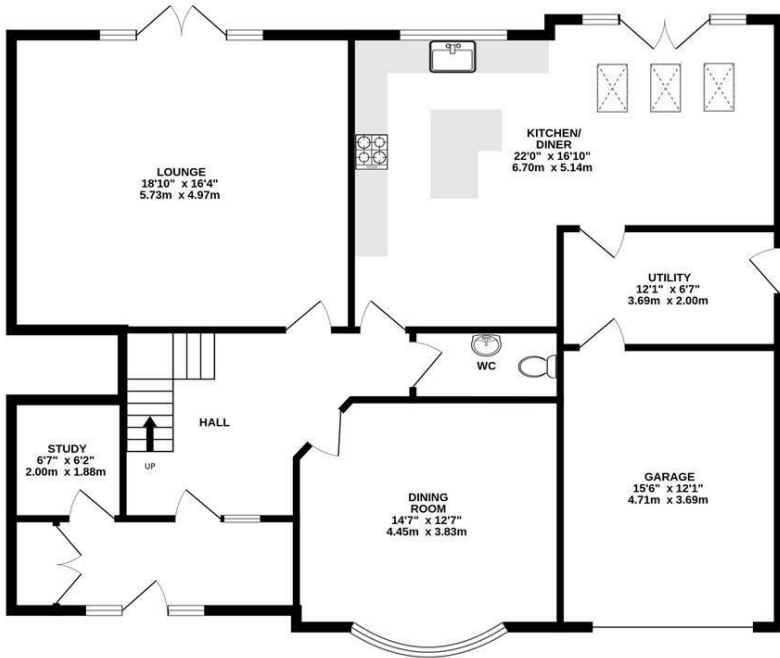
Bedroom four



# Floor Plan

**GROUND FLOOR**  
1371 sq.ft. (127.4 sq.m.) approx.

**1ST FLOOR**  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 2162 sq.ft. (200.9 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) A			
(81-91) B			
(69-80) C		70	78
(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.

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