



20 Lloyds Avenue, Scunthorpe, DN17 1BX

£249,950

Extended three bed semi with a self contained one bedroom annex to the back. This is a lot of space in a great location, the house itself has been really well maintained with a clean neutral finish, modern bathroom, utility, downstairs w.c. and the kind of open plan living kitchen we all want. Then at the back we have the brilliant additional annex, whether for family to live with you or to alter and use as an extra hobbies space or studio, it's a fantastic addition and very well executed.

In brief, the house has a hall, lounge, open plan kitchen diner, utility, downstairs w.c., three first floor bedrooms, family bathroom, annex with a living kitchen, bedroom and shower room, a secure garden, parking at the front. All with no chain.

Viewings are available by appointment, please contact us to book.

Entrance



Lounge 11'11" x 10'8" (3.65 x 3.27)



Kitchen dining room 19'7" x 19'2" (5.97 x 5.85)



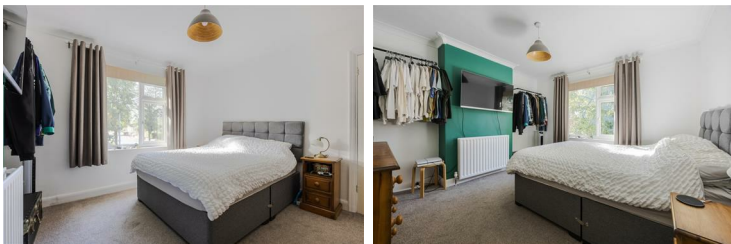
Utility 7'2" x 4'5" (2.20 x 1.35)

W.C. 7'2" x 3'7" (2.20 x 1.10)

Landing



Bedroom one 11'11" x 11'8" (3.65 x 3.56)



Bedroom two 11'11" x 11'2" (3.65 x 3.42)



Bedroom three 7'10" x 7'2" (2.40 x 2.20)

Bathroom 7'2" x 6'5" (2.20 x 1.96)



Annex



Annex - Kitchen/living room 15'7" x 11'1" (4.75 x 3.40)



Annex - Bedroom 11'1" x 7'7" (3.40 x 2.33)



Annex - Shower room 6'5" x 6'2" (1.98 x 1.90)

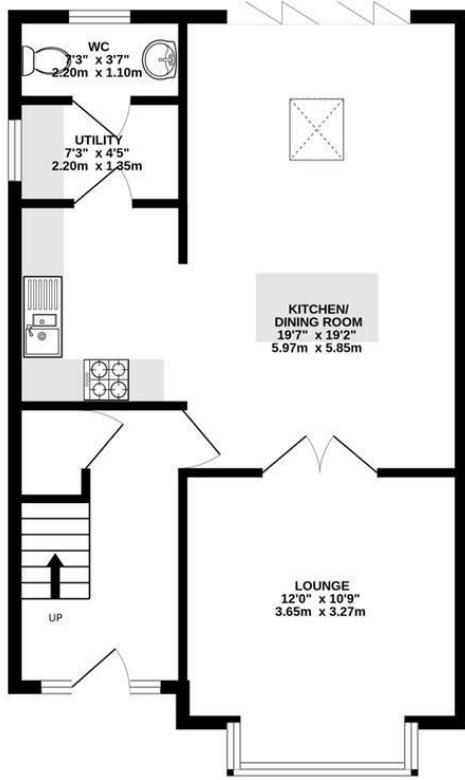


Garden

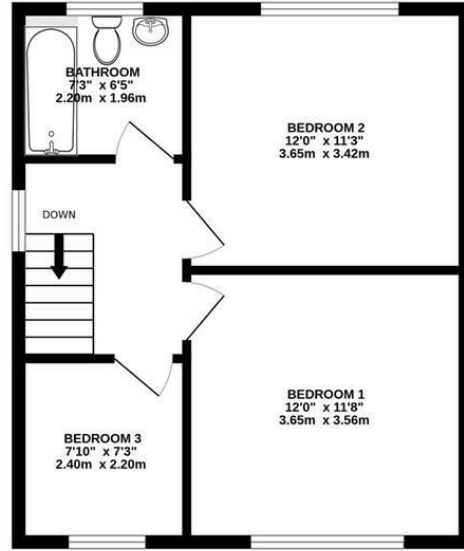


# Floor Plan

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

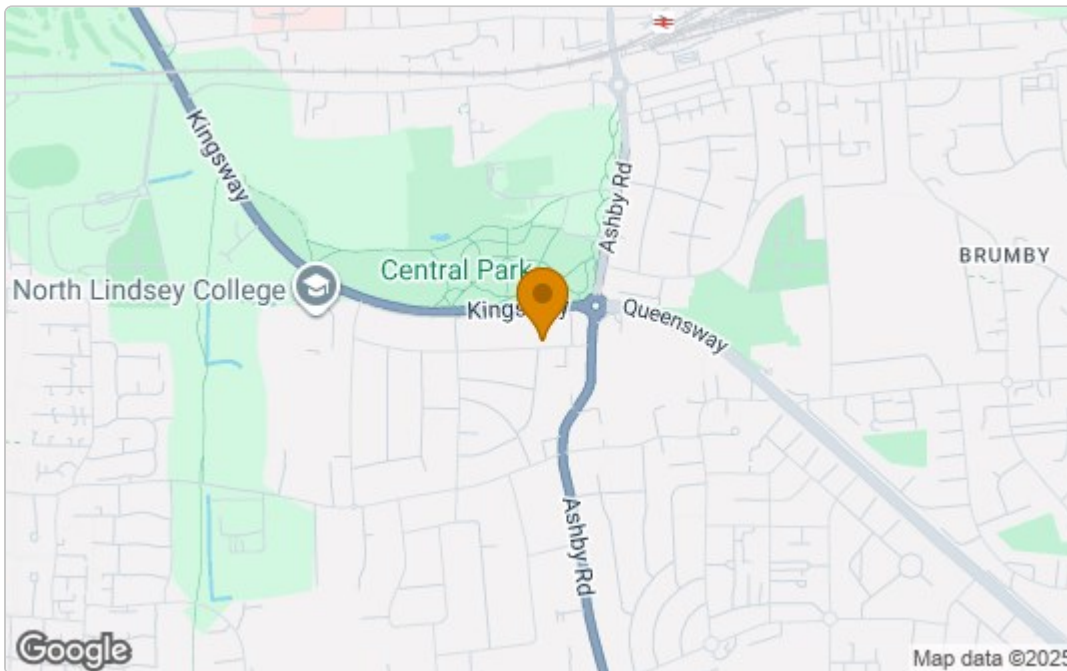


TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

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>		79
(55-68) <b>D</b>	66	
(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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