



7 Bolingbroke Road, Scunthorpe, DN17 2NQ

£180,000

A deceptively spacious home with three double bedrooms and three reception rooms, all sat on a great corner plot and in a popular location.

Downstairs there is a spacious entrance to the side of the property, a great size lounge with doors onto the rear garden, a modern kitchen, separate dining room and a further reception room which the current owners use as an office. Upstairs there are three double bedrooms and a family bathroom. The rear garden is private with both a patio and lawned area, there is also off road parking for a couple of cars and a detached garage to the rear.

For a viewing or for further information, please contact the office.

Entrance



Kitchen 11'1" x 8'0" (3.38 x 2.46)



Downstairs W.C

Landing

Bedroom one 11'10" x 11'4" (3.62 x 3.46)



Study 8'5" x 8'0" (2.58 x 2.46)



Bedroom two 12'11" x 8'0" (3.96 x 2.46)



Dining room 11'10" x 11'4" (3.62 x 3.46)



Lounge 17'3" x 11'4" (5.27 x 3.46)



Bedroom three 13'10" x 8'0" (4.24 x 2.46)



Bathroom 11'4" x 8'10" (3.46 x 2.71)



Garage 17'11" x 8'9" (5.48 x 2.67)

Outside



Floor Plan

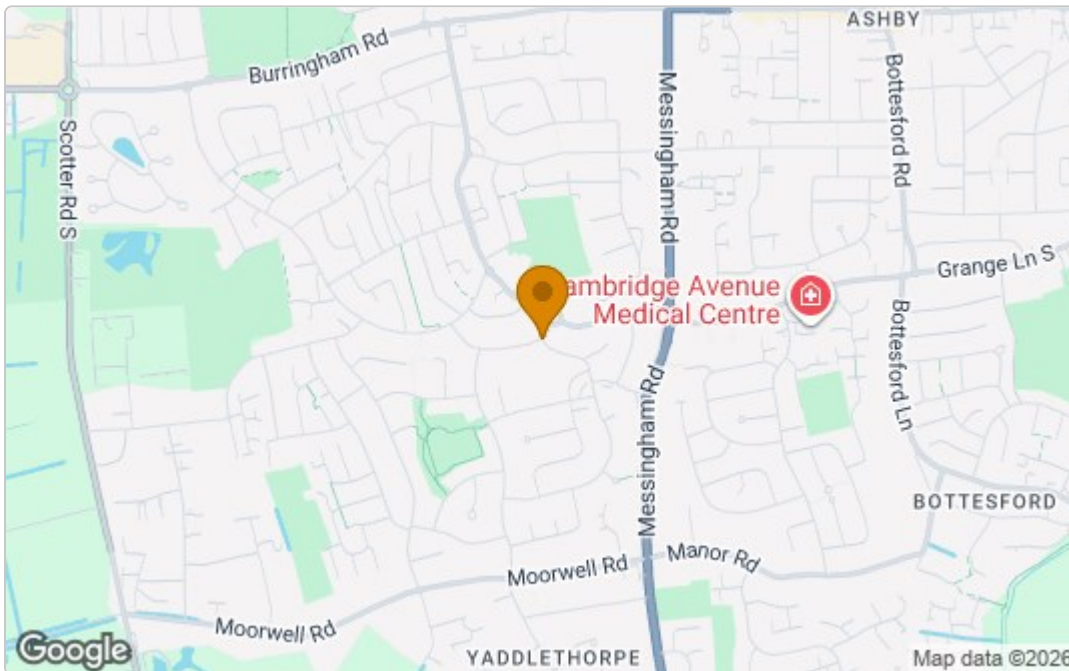


TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

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		85
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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