



49 Cornfield Way, Scunthorpe, DN15 9FG

£174,950

A completely immaculate three bed semi in a great position on the Meadowcroft development on the edge of the popular township of Winterton. This home is tucked away in a quiet corner with a generous plot, south facing garden with private parking and an integrated garage. Presented for sale in 'as new' condition with the home owners having looked after it perfectly.

You get a hallway, front facing lounge, a modern kitchen diner across the rear with doors to the garden and downstairs w.c. Then on the first floor three good size bedrooms, with an en suite shower room on the main bedroom with a family bathroom too. Outside the garden is mainly lawned with decorative borders, we have a personnel door to the garage, at the front we have a private drive with turning space.

Viewings are by appointment, for more information or to book, please get in touch.

## Entrance

Lounge 15'1" x 10'6" (4.62 x 3.22)



Kitchen/Diner 13'10" x 7'10" (4.22 x 2.39)



## W.C

## Landing



Bedroom one 12'10" x 8'5" (3.92 x 2.57)



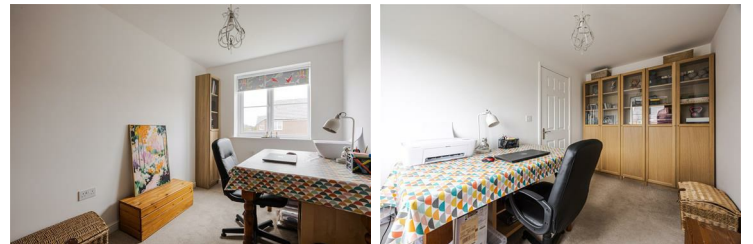
## En Suite



Bedroom two 13'10" x 11'4" (4.22 x 3.46)



Bedroom three 11'7" x 6'10" (3.55 x 2.09)



Bathroom 6'11" x 6'1" (2.13 x 1.86)



Garage 17'2" x 8'5" (5.24 x 2.57)

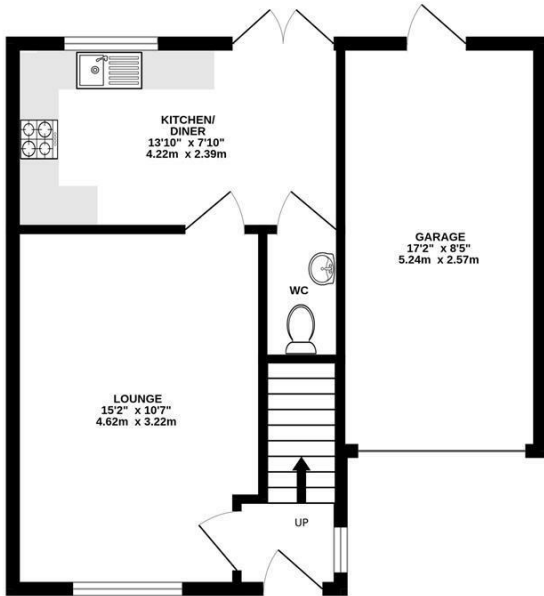


Outside

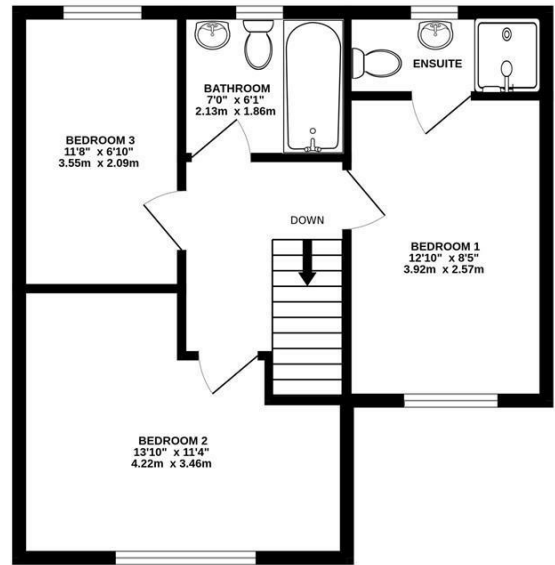


# Floor Plan

**GROUND FLOOR**  
463 sq.ft. (43.0 sq.m.) approx.



**1ST FLOOR**  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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>			<b>95</b>
(81-91) <b>B</b>		<b>83</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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			
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			
<b>England &amp; Wales</b>			

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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