



36 Margrave Lane
Garthorpe, Lincolnshire DN17 4RS
£155,000

Bella
properties

In the Village of Garthorpe, Scunthorpe is this beautiful property located on Margrave Lane.

Bella Properties welcomes to the market for sale this three bedroom terraced house, perfect for first-time buyers looking to get on the property ladder or families. Extremely well presented throughout and having been extended to the rear, this home briefly consists of the entrance hallway, living room, spacious kitchen/diner, handy W/C and rear porch/sitting room to the ground floor. On the first floor you will find the three bedrooms and family bathroom. Externally, there are well presented gardens to both the front and rear, with off road parking.

Viewings are available immediately and come highly recommended to appreciate this homes charm!



Entrance

Entrance to the property is via the front door into the hallway. Internal doors lead into the living room, kitchen/diner and storage cupboard.

Living Room 16'7" x 10'5" (5.07 x 3.18)

uPVC windows to front and rear aspect, laminate flooring throughout and coving to ceiling.

Kitchen/Diner 16'7" x 10'1" (5.07 x 3.09)

Two uPVC windows to front and rear aspect, laminate flooring, radiator and coving to ceiling. A variety of base height and wall mounted units with complimentary counters and tiled splashback. Integrated sink and drainer, electric oven and hob, integrated dishwasher with space and plumbing and white goods. Internal doors lead into the rear porch.

Rear Porch/Sitting Room 18'9" x 6'0" (5.72 x 1.85)

Two uPVC windows to side aspect, radiator, tiled flooring and external patio doors give access to the rear garden.

WC

uPVC window to rear aspect. Two piece toilet and sink.

Landing

uPVC window to rear aspect. Internal doors leading into three bedrooms, bathroom and storage cupboard.

Bedroom One 6'6" x 13'4" (2.00 x 4.07)

Two uPVC windows to front aspect, carpeted, radiator, coving to ceiling and storage cupboard.

Bedroom Two 10'9" x 10'3" (3.28 x 3.14)

uPVC windows to front aspect, carpeted, radiator and coving to ceiling.

Bedroom Three 6'7" x 10'3" (2.03 x 3.14)

uPVC windows to rear aspect, vinyl effect flooring, radiator, coving to ceiling and storage cupboard.

Bathroom 5'7" x 6'11" (1.71 x 2.12)

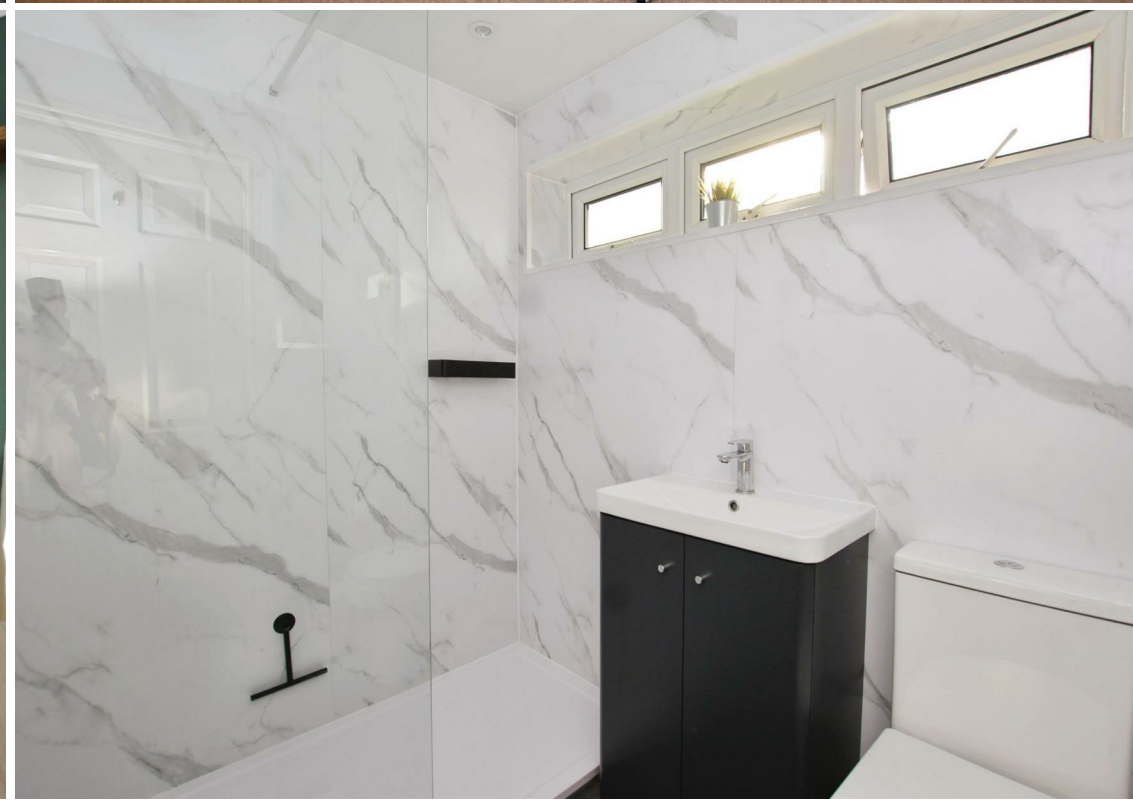
uPVC window to rear aspect and laminate flooring. Three piece bathroom consisting of the toilet, sink with vanity unit and shower cubicle.

External

To the front of the property is a lawned area with a drive and off road parking. To the rear is an enclosed lawned garden with a patio area and shed for storage.

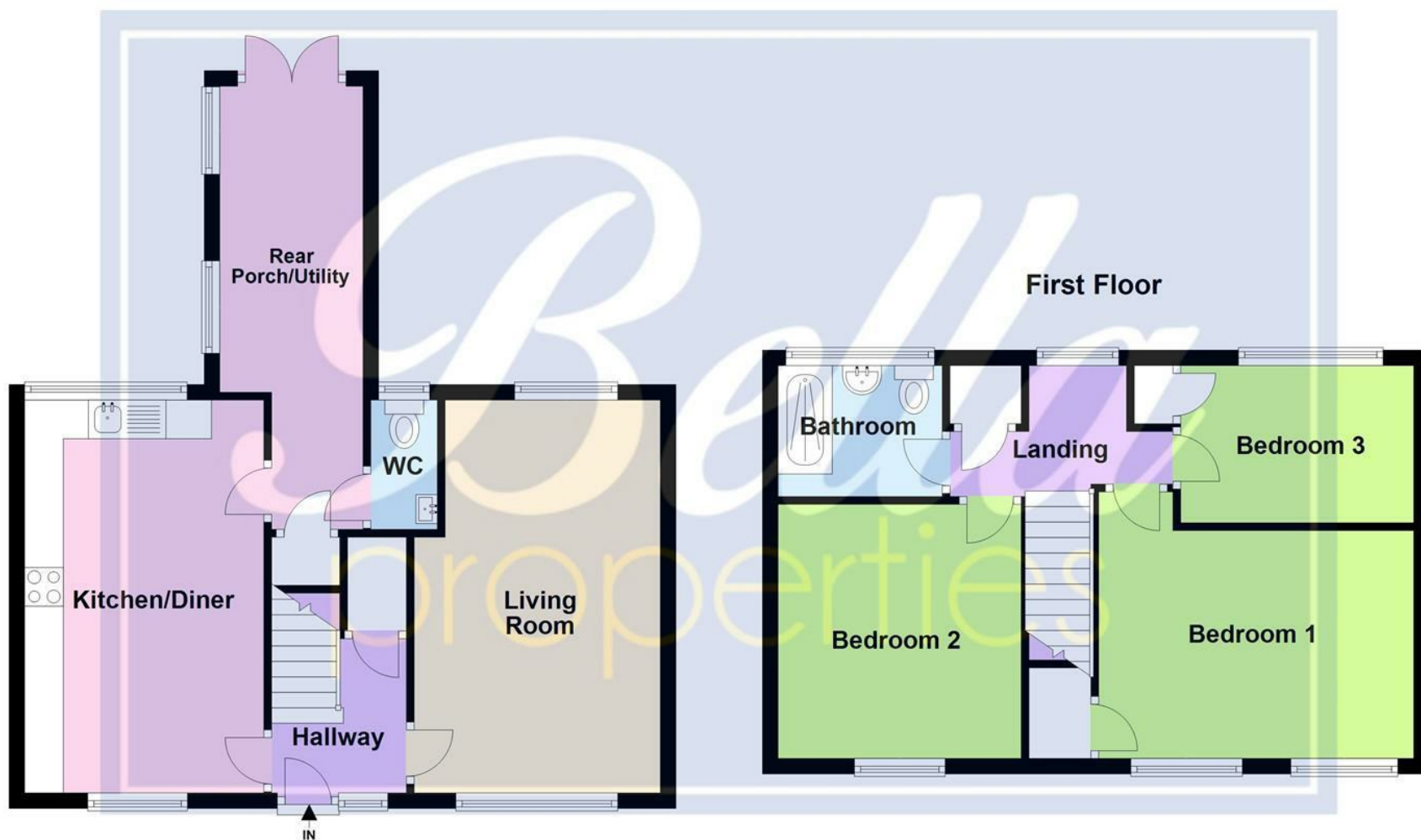
Disclaimer

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Ground Floor



Total area: approx. 91.2 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			 82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		 50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
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			
England & Wales		EU Directive 2002/91/EC	