



**271 Grange Lane South  
Scunthorpe, DN16 3NL  
£175,000**

*Bella*  
properties

**\*\* NO CHAIN \*\* Absolutely ideal for first time buyers or families alike, this beautifully presented, extended three bedroom semi detached home located on Grange Lane South is brought to the market for sale by Bella Properties. Modern throughout, this home is deceptively spacious with ample living space inside with two reception areas, a modern kitchen, four piece family bathroom and off road parking for multiple cars. Located a short distance from Ashby High Streets many amenities and reputable schools, this home is extremely well positioned in a popular area and is certain to gain interest.**

**Viewings are available now and come highly recommended to appreciate this lovely home!**

**The property itself briefly comprises the entrance hallway, spacious lounge/diner, sitting room, kitchen and rear porch to the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, there is off road parking to the front with a lawned garden to the rear with patio area and brick built outbuilding.**



**Hallway** 6'0" x 11'7" (1.83 x 3.55)

Entrance to the property is via the front uPVC door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and internal doors lead to the lounge/diner and understairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**Lounge/Diner** 23'5" x 12'10" (7.16 x 3.93)

Wooden flooring with coving to the ceiling, two central heating radiators and uPVC window faces to the front of the property. Double doors lead to the sitting room.

**Kitchen** 7'11" x 17'3" (2.43 x 5.28)

Laminate effect flooring with central heating radiator, spotlights and uPVC window faces to the side of the property. A modern kitchen unit with base height and wall mounted units with wooden countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan and space and plumbing for white goods.

**Sitting Room** 8'9" x 10'7" (2.68 x 3.24)

Carpeted with coving to the ceiling, central heating radiator and uPVC French doors lead to the rear garden.

**Porch** 8'6" x 2'11" (2.6 x 0.9)

Rear porch with uPVC window and door to the rear garden.

**Landing** 9'11" x 7'3" (3.04 x 2.23)

Carpeted with coving to the ceiling and uPVC window faces to the side of the property. Internal doors lead to the three bedrooms and family bathroom.

**Bedroom One** 11'6" x 11'6" (3.53 x 3.53)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

**Bedroom Two** 11'7" x 11'6" (3.54 x 3.53)

Carpeted with coving to the ceiling, built in wardrobes and uPVC window faces to the rear of the property.

**Bedroom Three** 7'3" x 8'2" (2.23 x 2.5)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

**Bathroom** 8'0" x 7'3" (2.45 x 2.23)

Vinyl effect flooring with tiled walls, heated towel rail and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, sink, shower cubicle and toilet.

**External**

To the front of the property is a block paved driveway for off road parking. The driveway leads down the side of the property to the rear garden which is laid to lawn with patio area for entertaining with brick built outbuilding.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





## Ground Floor



Total area: approx. 98.9 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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <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>		
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