



 **22**
Bedrooms

 **10**
Bathrooms



****COMMERCIAL OPPORTUNITY****

Discover a prime investment opportunity with Grafton House, a former residential care home located centrally in Scunthorpe on Ashby Road and Lloyds Avenue. This property features a private car park, enclosed garden, and large walled lawn. The ground floor includes 9 bedrooms, a lounge, dining room, and ancillary spaces, while the first floor offers 11 bedrooms and office space. With excellent transport links and proximity to local amenities, Grafton House is ideal for specialty care home operators or alternative uses, subject to planning permissions. Don't miss this unique opportunity—contact us today for details and viewings.

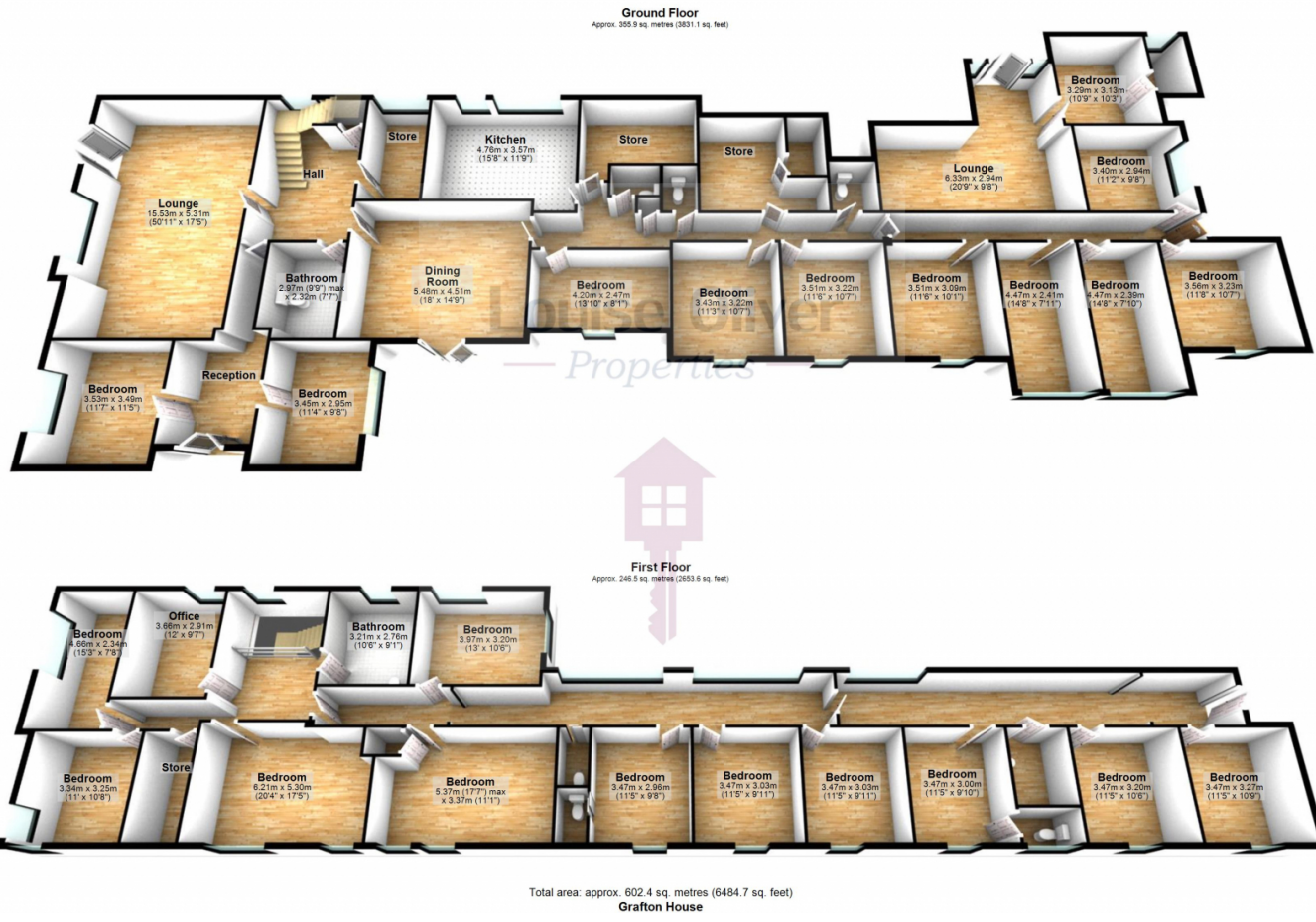
Grafton House, located centrally in Scunthorpe at the desirable corner plot of Ashby Road and Lloyds Avenue, offers a unique investment opportunity. This former residential care home comes with a private accessible car park, an enclosed hidden garden perfect for outdoor activities and relaxation, and a large, well-established walled lawn that enhances the property's aesthetic appeal.

The premises span two floors, with the ground level accommodating 9 bedrooms, a laundry room, a spacious lounge, a dining room, and additional ancillary space. The first floor provides further accommodation with 11 bedrooms and office space.

Grafton House benefits from excellent transport links, being accessible to public transport and just a short drive from the national motorway service (M18, M180). It is conveniently located opposite Central Park and equidistant to the central amenities of both Scunthorpe and Ashby town centres.

This property, offered as a closed vacant care home, formerly provided accommodation and care to the elderly. It presents a superb commercial investment opportunity, ideal for specialty care home operators or for alternative uses, subject to local planning permissions.

Don't miss out on this unique opportunity to invest in a prime property with substantial potential in a sought-after location. Contact us today for further details and to arrange a viewing.



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

58 This is how energy efficient the building is.

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