



*Louise Oliver*  
Properties

£119,950

Grange Lane South , DN16



3

Bedrooms



1

Bathroom

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**\*\*IDEAL FIRST TIME BUYER INVESTMENT\*\***

**\*\*\*NO FORWARD CHAIN\*\*\***

Discover this charming three-bedroom semi-detached home on Grange Lane South, Scunthorpe, perfect for first-time buyers and investors. Located within walking distance of Ashby, this property offers easy access to supermarkets, retail outlets, local amenities, and excellent schools. Features include a spacious lounge, dining room, well-equipped kitchen, ground floor bathroom, and large west-facing garden with off-road parking and a single garage. Excellent connectivity to the national motorway network makes commuting a breeze. Don't miss this versatile and well-located home!



Discover the perfect home for first-time buyers or a lucrative investment opportunity with this delightful three-bedroom semi-detached property on Grange Lane South in Scunthorpe. Situated in a sought-after location, this property offers the best of convenience and comfort, making it an ideal choice for a variety of buyers. Available for purchase with no forward chain.

Nestled within walking distance of Ashby, this home is conveniently accessible to a range of supermarkets, retail outlets, and local amenities including a doctors' surgery and good local schools. The property is located on a public bus route, ensuring easy access to transportation. Additionally, it's just a five-minute drive to the Lakeside Retail Park and offers excellent connectivity to the national motorway network, making commuting a breeze.

The property features a welcoming uPVC double glazed porch with double doors leading to the main entrance. The entrance hall opens to the main lounge with carpeted flooring and stairs to the first floor. The spacious lounge includes a front aspect glazed window, gas fire, and carpeted flooring, and opens to the rear dining room. The dining room features a side aspect window, an internal glazed window overlooking the kitchen, a large under-stairs storage cupboard housing the gas combi-boiler, carpeted flooring, and an inner hallway. The inner hallway provides access to the kitchen and ground floor bathroom, with a rear external door leading to the large west-facing garden. The ground floor bathroom is a four-piece suite with a low-level flush toilet, ceramic bidet, pedestal hand basin, wood panel bath with electric shower over, rear aspect obscure glazed window, and wood-effect flooring. The kitchen is equipped with wood-fronted wall and base units, wrap-around worktops, oven and grill, gas hob, stainless steel sink and drainer, and space for freestanding under-counter white goods. The first floor features a large double master bedroom with storage space over the stairs, a second double bedroom with carpeted flooring, and a third single bedroom to the rear. Externally, the property boasts off-road parking with a single garage to the rear, and a large west-facing rear garden comprising a spacious lawn and concrete patio, perfect for outdoor relaxation and entertaining.

This charming property, priced at £145,000, offers an excellent opportunity for first-time buyers to step onto the property ladder or for investors seeking a reliable buy-to-let investment. Don't miss out on the chance to own this well-located, versatile home in Scunthorpe. Contact us today to arrange a viewing and make this property yours!

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances, and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

**Lounge** 4.26m x 3.92m

The front aspect lounge features carpeted flooring, a gas fire with a tiled mantle and hearth, a radiator, an aluminium-framed window, and a ceiling light fitting.

**Dining Room** 4.92m x 2.47m

The spacious dining room includes carpeted flooring, walk-in under-stair storage, twin radiators, a side aspect external window, an internal single glazed window overlooking the kitchen, and a hanging light fitting.

**Kitchen** 2.35m x 2.05m

The kitchen features wood-effect flooring, a uPVC rear aspect window, an integrated under-counter fridge, a stainless steel sink and drainer, a four-ring gas hob, a built-in oven and grill, tiled walls, wood-fronted wall and base storage, marble-effect worktops, an internal obscure glazed pane adjacent to the inner hallway, and a ceiling light fitting.

**Bathroom** 2.40m x 1.68m

The ground floor bathroom is a four-piece suite featuring a low-level flush toilet, bidet, pedestal hand basin, and a wood-panelled acrylic bath with an electric shower over. It also includes wood-effect flooring, a radiator, a rear aspect window, and a ceiling light fitting.

**Bedroom One** 6.07m x 3.31m

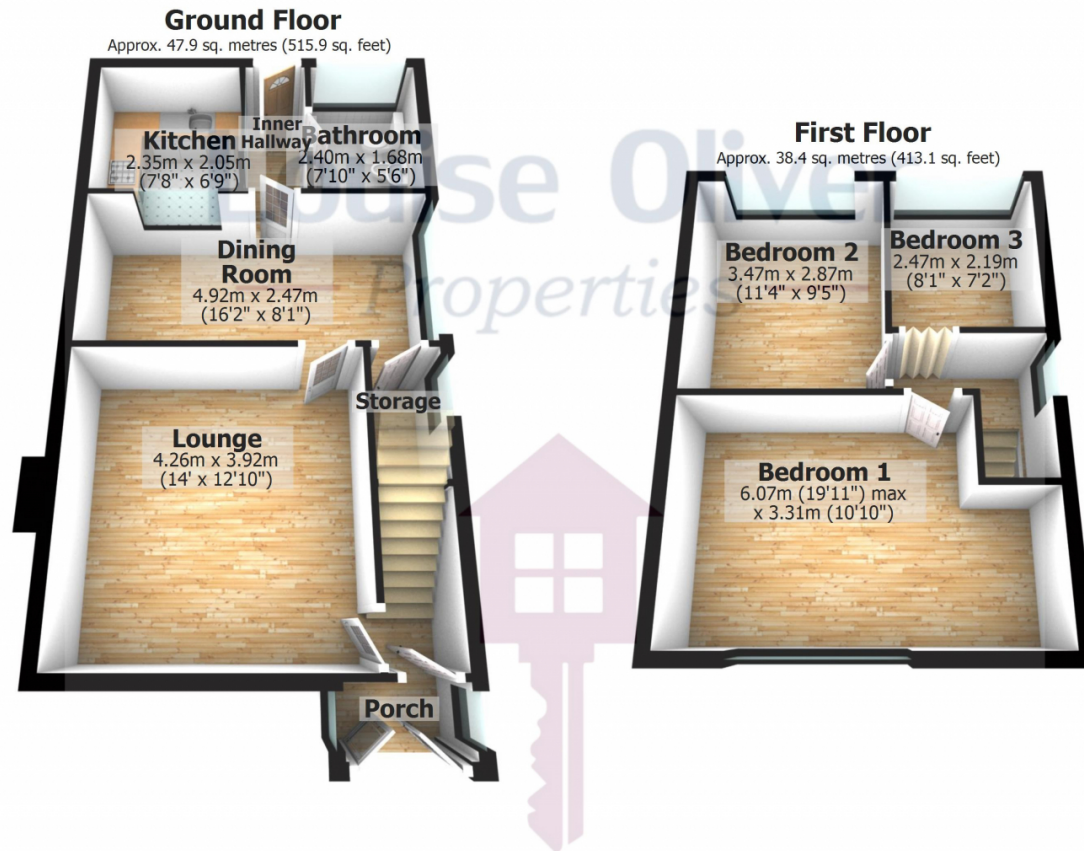
The double bedroom features carpeted flooring, built-in storage, a front aspect window, a radiator, and a ceiling light fitting.

**Bedroom Two** *3.47m x 2.87m*


The double bedroom includes carpeted flooring, a rear aspect window, a built-in storage cupboard, a radiator, and a hanging light fitting on the ceiling.

**Bedroom Three** *2.47m x 2.19m*

The single bedroom features a rear aspect window, carpeted flooring, a radiator, and a ceiling light fitting.



Total area: approx. 86.3 sq. metres (929.0 sq. feet)

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         | 82  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 62      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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