

## 7 RANBY ROAD SCUNTHORPE, DN17 2EH

**£135,000**  
**FREEHOLD**

This three bed mid terrace property is very well presented throughout with a forward facing living room, opening up into the dining room, the kitchen is well equipped and to the first floor there are three bedrooms and a separate toilet to the main bathroom.

Outside the outhouse has been converted into a gym and the raised decking area provides plenty of entertaining space and looks onto the astro turf lawn and the log cabin to the rear of the garden which has space for a pool table, comfy seating and an electric fire.

Situated close to local amenities and schools this would make an ideal first time buyers property or for an investor.



[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)  
01724 642002



## 7 RANBY ROAD



### DESCRIPTION

This three bed mid terrace property is very well presented throughout with a forward facing living room, opening up into the dining room, the kitchen is well equipped and to the first floor there are three bedrooms and a separate toilet to the main bathroom.

Outside the outhouse has been converted into a gym and the raised decking area provides plenty of entertaining space and looks onto the astro turf lawn and the log cabin to the rear of the garden which has space for a pool table, comfy seating and an electric fire.

Situated close to local amenities and schools this would make an ideal first time buyers property or for an investor.

### ENTRANCE HALLWAY

Accessed through a uPVC half glazed door with stairs to the first floor, radiator and under stairs storage cupboard.

### LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and a feature bioethanol fire with oak mantle.

### DINING ROOM

With a uPVC double glazed window to rear aspect, radiator and space for a four seater table and chairs.

### KITCHEN

With a uPVC double glazed window and half glazed door to rear aspect, range of wall and base units with a laminate worktop, stainless steel one and a half drainer sink, space and plumbing for a washing machine, space for a fridge/freezer. column radiator and an electric fan assisted oven with gas hobs and extractor fan.

### FIRST FLOOR LANDING

With a timber and glass staircase.

### BEDROOM ONE

With a uPVC double glazed window to front aspect, radiator and storage cupboard.

### BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.

### BEDROOM THREE

With a uPVC double glazed window to front aspect, radiator and an over the stairs storage cupboard.

### WC

With an opaque uPVC double glazed window to rear aspect and a WC.

### BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled bath with overhead shower, hand wash basin and a radiator.

### EXTERNALLY

The front of the property has picket fencing with a gravelled area and a path leading to the front door and down the side. The rear of the property has a converted outbuilding into a gym, a log cabin, lawn area and a raised decked area under cover suitable for a hot tub.

## 7 RANBY ROAD









## 7 RANBY ROAD

### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band A**

**Viewings – By Appointment Only**

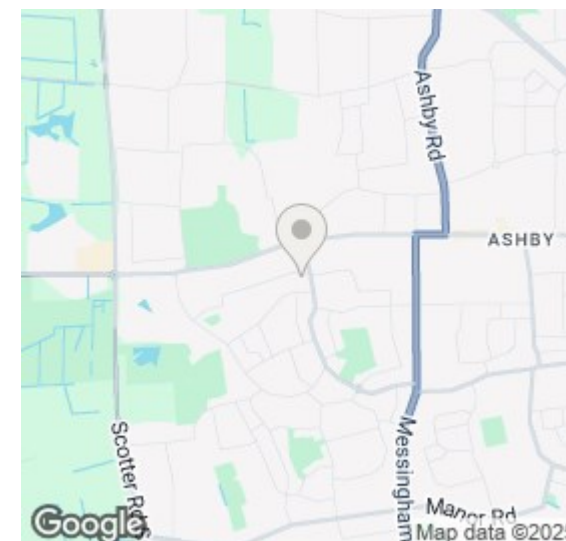
**Floor Area – 990.00 sq ft**

**Tenure – Freehold**





Total area: approx. 84.6 sq. metres (910.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>75</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

01724 642002

<https://biltons.co.uk/>

**BILTONS**  
THE PERSONAL  
AGENTS

[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)

01724 642002