

**62 Priory Lane**
**Scunthorpe, Lincolnshire DN17 1HU**
**Fixed Asking Price £180,000**

Bella properties

**Bella Properties are delighted to offer this EXTENDED three bedroom semi to the market on the popular Priory Lane, Ashby.**

**The property is beautifully presented throughout and would make a fantastic home for an array of buyers - Especially anyone looking to have somewhere they can move straight in to!**

**The house sits on a good-sized plot and briefly comprises; welcoming entrance hallway, open plan living/dining room and an extended kitchen/diner which seamlessly flows in to the garden via a lovely patio area. Upstairs, three well-proportioned bedrooms can be found as well as a modern family bathroom. Externally, a low-maintenance driveway provides ample parking to the front of the property and to the rear, a garden consisting of Astroturf and a fantastic summerhouse!**

**Locally, there are a number of good schools as well as a plethora of handy amenities along Ashby High St all of which is a short stroll away. Viewings are available immediately and come highly recommended.**







**Entrance Hall** 14'1" x 5'10" (4.3 x 1.8)
A welcoming entrance hallway which is entered via uPVC front door and provides access to all principle rooms. Neutrally decorated and wooden flooring throughout.

**Living Room** 11'1" x 12'5" (3.4 x 3.8)
A spacious living room which is flooded with natural light via the feature bay window. Offering a great space and is also opened up to the dining room. Wooden flooring with coving to the ceiling and central heating radiator.

**Dining Room** 12'1" x 11'5" (3.7 x 3.5)
A second reception room which provides space for a dedicated dining area. Double doors also give access to the kitchen/diner if required. Wooden flooring with coving to the ceiling.

**Kitchen/Diner** 19'0" x 17'4" (5.8 x 5.3)
An extended kitchen/diner offers stacks of space to the rear of the house and briefly comprises a range of wall and base units, countertops and splashbacks, breakfast bar with stools which are included, integrated oven, microwave, hob, sink and drainer and space and plumbing for white goods including American style fridge/freezer. Coving to the ceiling, spotlights, central heating radaitor with dual uPVC windows to the side of the property. Double doors and single external door lead to the rear of the property.

**Landing**
Internal doors lead to all three bedrooms and bathroom. uPVC window faces to the side of the property.

**Bedroom 1** 12'1" x 10'2" (3.7 x 3.1)
A spacious main bedroom which is tastefully decorated throughout and a uPVC window enjoys a rear garden aspect. The room provides plenty of space for bedroom furniture and has wooden flooring throughout.

**Bedroom 2** 12'1" x 10'2" (3.7 x 3.1)
A second double room provides plenty of space and uPVC window is positioned on the front elevation. Wooden flooring throughout and built in wardrobes.

**Bedroom 3** 6'6" x 8'10" (2 x 2.7)
A third single room sits at the front of the property and benefits from a uPVC window to the front along with central heating radiator and laminate flooring throughout. Wardrobe will be left.

**Bathroom** 7'10" x 7'10" (2.4 x 2.4)
A good sized family bathroom with vinyl effect tiles and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub with shower, toilet and sink.

**External**
A spacious block paved driveway provides ample parking to the front of the property and to the rear, a garden with Astroturf and summerhouse.

**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.








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who like
to eat
are my
favourite
People

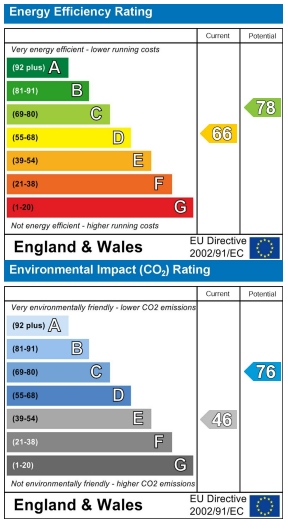

homemade

## Ground Floor




## First Floor




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, independant investigation of the property the determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

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