



- Semi Detached House
- Beautifully Modernised
- 3 Bedrooms & Luxury Shower Room
- Impressive Open Plan Living
- Perfect 1st Home or Investment
- Fully enclosed Rear Garden
- Off Road Parking
- NO CHAIN!

Grange Lane South, DN16 3AR,
£152,500





Starkey&Brown are pleased to offer for sale this beautifully presented semi-detached standing upon a generous sized corner plot. Over the recent years the property has benefited from a comprehensive scheme of improvement works and offers impressive accommodation which briefly comprises of entrance hallway, open plan lounge, dining and kitchen area, utility, ground floor WC. Rising to the first floor having 3 good sized bedrooms and luxury shower room. Outside the property offers a generous sized frontage with parking space for several vehicles and a fully enclosed garden to the rear. NO CHAIN! Freehold. Council tax band A



Entrance Hallway

Having part glazed uPVC front entrance door, wood effect ceramic tiled floor, radiator and stairs rising to the first floor.

Lounge

14' 2" x 14' 0" (4.31m x 4.26m)

Having walk in bay window to the front aspect, attractive herringbone wooden flooring, radiator and LED downlights.

Dining Area

12' 0" x 10' 11" (3.65m x 3.32m)

Having central island unit with marble effect work surfacing and breakfast bar, a range of larder units, integral full height fridge/freezer, attractive herringbone wood flooring, radiator and LED downlights.

Kitchen

8' 6" x 6' 0" (2.59m x 1.83m)

Having a range of matching wall and base units, marble effect work surfacing with matching upstands, sink unit with mixer taps over, built in oven, hob and cooker hood over and integral dishwasher.

Utility room

Having space and plumbing for washing machine with work surfacing over, wood effect ceramic tile flooring.

Downstairs W/C

Having low level WC with concealed system, tiled walls and flooring.

First Floor Landing

Having attractive herringbone wooden flooring and LED downlights.

Bedroom 1

12' 4" x 10' 10" (3.76m x 3.30m)

Having attractive herringbone wooden floor, radiator and LED downlights.

Bedroom 2

12' 0" x 10' 10" (3.65m x 3.30m)

Having attractive herringbone flooring, radiator and LED downlights.

Bedroom 3

8' 2" x 6' 2" (2.49m x 1.88m)

Currently being used as a dressing room. Having attractive herringbone flooring, fitted hanging rails, radiator, LED downlights and access to insulated and part boarded loft with ladder, lighting and central heating boiler (installed approx 2021)

Outside Front

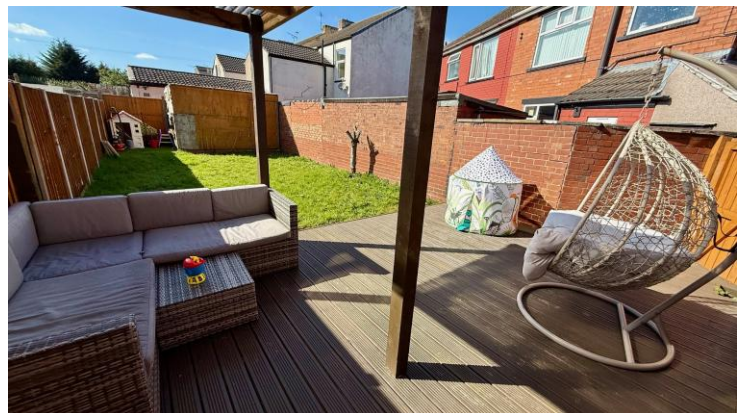
Having a generous frontage being mainly laid to lawn and offering space for multiple parking spaces if required, secure gate at side leading to rear garden.

Outside Rear

Having a fully enclosed rear garden with raised timber decking/outdoor seating area and large garden shed.

Agents Notes

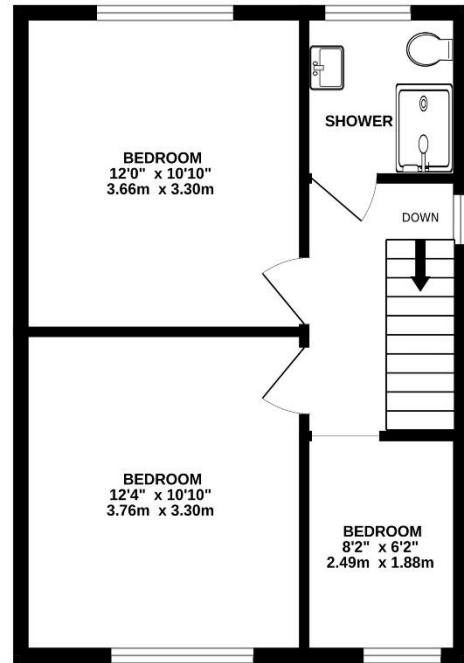
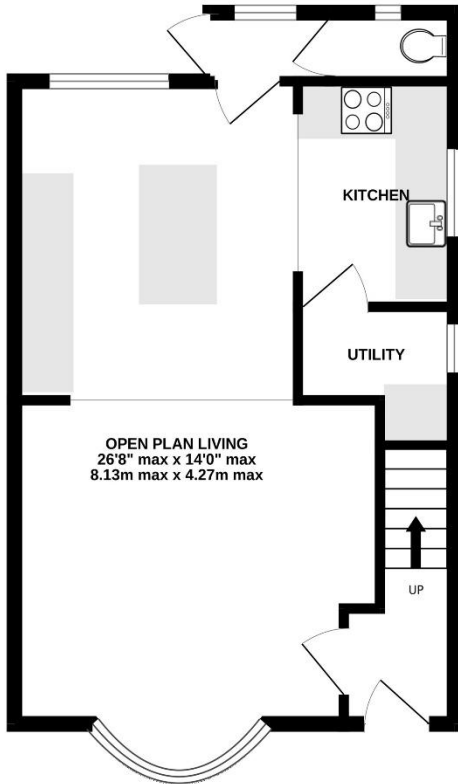
The energy rating for this property is a D. However since the EPC was produced the property has benefited energy efficient improvements and therefore a new EPC would likely show an improved rating.





GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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