





291 GRANGE LANE SOUTH

SCUNTHORPE, DN16 3NL

£160,000

FREEHOLD

Offered with no onward chain, this spacious and well-presented three-bedroom semi-detached home is ideal for first-time buyers and families. Featuring two generous reception rooms, a traditional fitted kitchen, utility area, ground-floor WC and family bathroom, the property also benefits from ample off-road parking, a detached garage with an electric roller door and a good-sized rear garden. Conveniently located close to popular schools, local amenities and transport links, early viewing is highly recommended.

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291 GRANGE LANE SOUTH







DESCRIPTION

Offered to the market with no onward chain, this spacious and well-presented three-bedroom semi-detached house presents an excellent opportunity for first-time buyers, couples and growing families.

Enter into a welcoming entrance hallway with stairs rising to the first floor, useful fitted storage beneath and doors leading to both reception rooms and the kitchen. The bright and spacious front-facing lounge features a bay window, allowing plenty of natural light, together with an attractive feature fireplace. To the rear is a generous dining room with a further feature fireplace and ample space for a family dining table and chairs.

The traditional fitted kitchen offers a range of wall and base units with complementary work surfaces and tiled splashbacks, an integrated oven and hob and space for a freestanding fridge freezer. A side exit door provides access outside, while a further door leads into a handy utility area with plumbing and space for a washing machine, along with access to the separate ground-floor WC.

Upstairs are three well-proportioned bedrooms and the family bathroom. Bedroom one is a generous double with fitted sliding-door wardrobes, bedroom two provides plenty of space for bedroom furniture, while bedroom three benefits from a useful fitted cupboard. The fully tiled family bathroom is fitted with a panelled bath with an electric shower over, vanity wash hand basin with storage, WC and heated towel radiator.

Outside, the front of the property features a walled lawned garden and a block-paved driveway providing off-road parking and leading to a detached single garage with an electric roller door. To the rear is a good-sized garden, predominantly laid to lawn with planted borders and fenced boundaries, providing an ideal outdoor space for children, gardening and entertaining.

Grange Lane South is conveniently positioned close to popular secondary schools, local shops, amenities and regular bus routes. The property is also within easy reach of Ashby, with its varied selection of independent shops, cafés, restaurants and popular weekly market. Early viewing is highly recommended.

LOUNGE

DINING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

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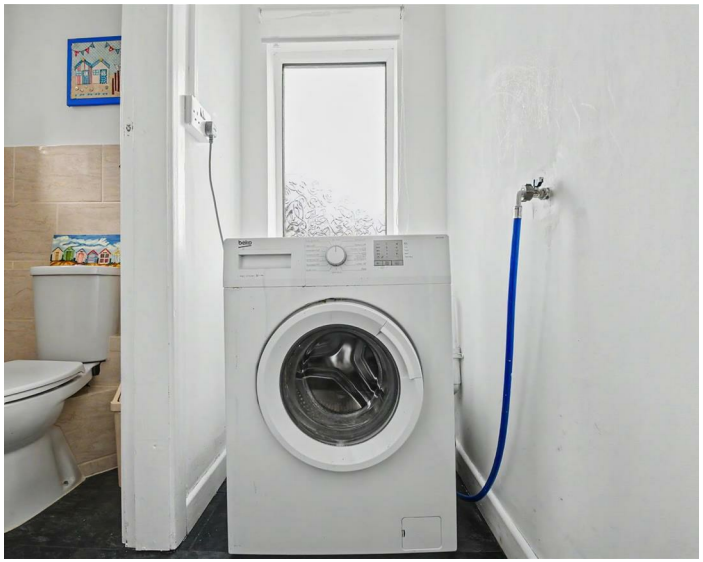














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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

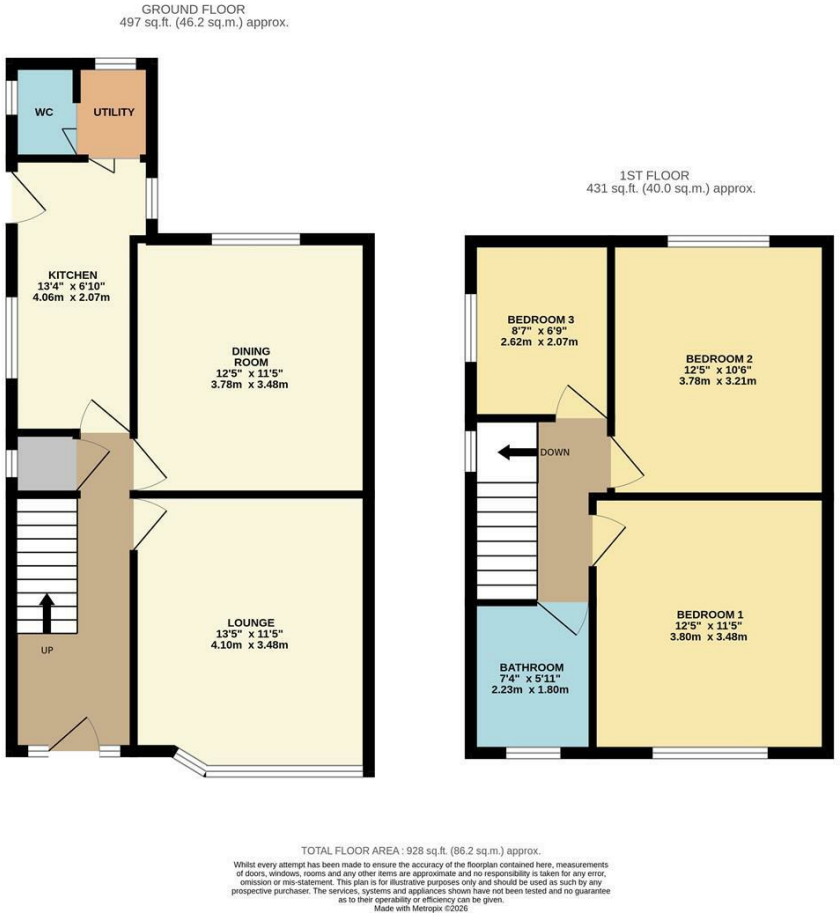
Viewings – By Appointment Only

Floor Area – 979.00 sq ft

Tenure – Freehold



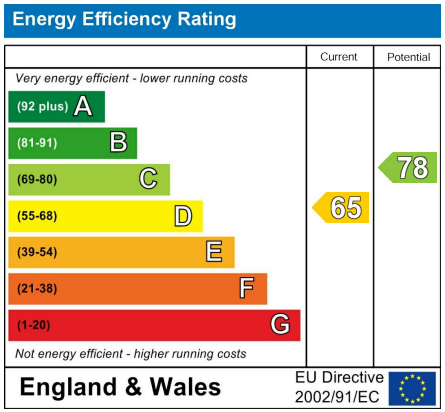




TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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