



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 21ft6 Kitchen
- Off Street Parking & Garage
- Rear Garden
- Schools & Amenities Nearby
- Chain Free!

Grange Lane South, DN16 3NL,  
£149,950



Offered for sale with NO ONWARD CHAIN between the popular residential areas of Ashby and Bottesford, this 3 bedroom semi comes complete with front and rear gardens, off street parking and a garage! The accommodation briefly comprises of 3 bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance hall, bay fronted lounge opening into dining room, kitchen and conservatory to the rear. The property sits in a fantastic location within close proximity to a range of schools, amenities and bus routes. Call today to view! Freehold. Council tax band: B



## Hall

Having double glazed front entrance door, stairs rising to the first floor, radiator and coved ceiling.

## Lounge

11' 2" x 14' 8" into bay (3.40m x 4.47m)

Having double glazed bay window to the front aspect, two radiators, coved ceiling and sliding doors into the dining room.

## Dining Room

11' 2" x 12' 1" (3.40m x 3.68m)

Having double glazed window to the rear aspect and radiator.

## Kitchen

5' 5" x 21' 6" (1.65m x 6.55m)

Having two double glazed windows to the side aspects, door into conservatory, wall and base units with work surfaces over, inset sink and drainer unit and radiator.

## Conservatory

6' 3" x 5' 4" (1.90m x 1.62m)

Having double glazed doors to the side aspects and double glazed windows.

## First Floor Landing

Having double glazed window to the side aspect and coved ceiling.

## Bedroom 1

11' 0" x 12' 1" (3.35m x 3.68m)

Having double glazed window to the rear aspect, radiator and coved ceiling.

## Bedroom 2

10' 3" x 12' 2" (3.12m x 3.71m)

Having double glazed window to the front aspect, radiator and coved ceiling.

## Bedroom 3

6' 5" x 7' 4" (1.95m x 2.23m)

Having double glazed windows to the front aspect, radiator and coved ceiling.

## Shower Room

5' 6" x 8' 8" (1.68m x 2.64m)

Having double glazed window to the rear aspect, shower cubicle, wash hand basin, WC, loft access, radiator and built in cupboard.

## Outside Front

Having off street parking and access to garage.

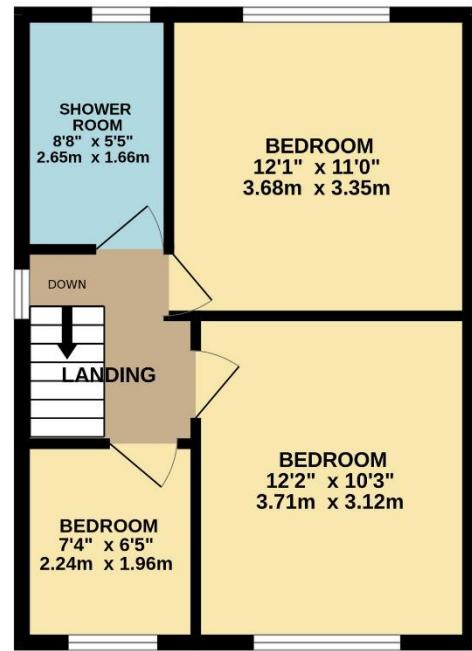
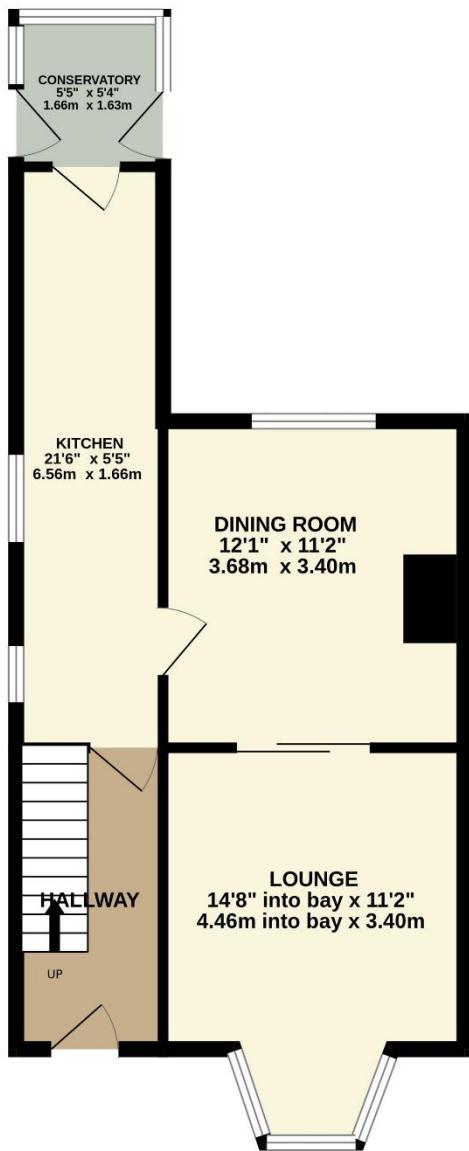
## Outside Rear

The rear garden is mainly laid to lawn with a range of plants, greenhouse and pond.



## GROUND FLOOR

## 1ST FLOOR



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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 vendor'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.

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