

# HUNTERS®

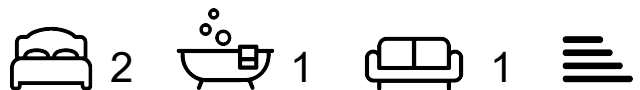
HERE TO GET *you* THERE



## Grange Lane South

Scunthorpe, DN16 3AT

Offers In The Region Of £70,000



Council Tax: A



# 42 Grange Lane South

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## Front

Attractive front to the home, with covered porch area.

## Rear Garden

The rear garden is a generous and well-maintained outdoor area, featuring a variety of mature shrubs and trees. The garden benefits from external, brick built storage.

## Store

The external storage area is a brick-built outbuilding, conveniently accessible from the rear garden.

## Living Room

15'4" x 8'11" (4.67m x 2.73m)

Good sized lounge to the rear of the home, offering a bright sitting area, with feature fireplace.

## Kitchen

11'4" x 10'10" (3.46m x 3.31m)

Generously sized kitchen / diner, with ample units for storage. The kitchen has a door accessing the handy balcony.

## Bathroom

8'4" x 5'7" (2.53m x 1.69m)

Bathroom, with neutral white suite.

## Bedroom 1

11'7" x 11'5" (3.54m x 3.47m)

Double bedroom offering a bright space with painted floorboards and a large window that fills the room with natural light.

## Bedroom 2

14'5" x 8'9" (4.40m x 2.66m)

Double bedroom to the rear of the home.

## Balcony

16'7" x 7'11" (5.06m x 2.41m)

The balcony offers a pleasant outdoor space directly accessible from the kitchen.

Beautifully presented first floor flat - being offered with no onward chain, which briefly comprises; a generously sized lounge, fitted kitchen, two double bedrooms and a bathroom. To the rear of the home there is a picturesque garden, which is predominantly laid to lawn, with mature shrubs and trees - offering a great place to enjoy the outside area. In addition to this the home benefits from a gas central heating system, double glazing and a balcony area.

This property is centrally located, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, with a variety of individual shops and restaurants. Viewing advised!



## Road Map



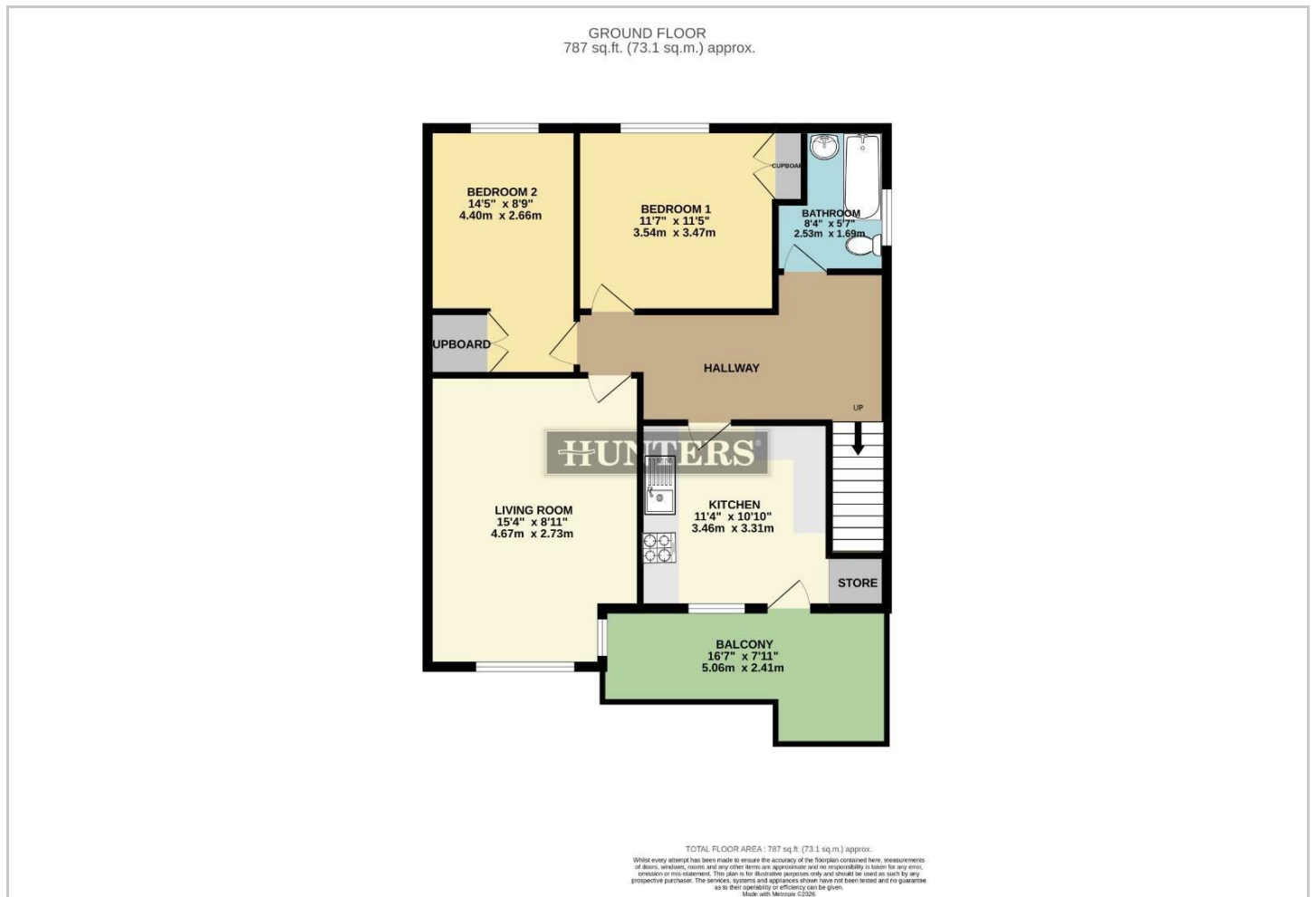
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.