

# HUNTERS®

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## Grange Lane North

Scunthorpe, DN16 1RW

Offers In The Region Of £130,000



Council Tax: A



# 38 Grange Lane North

Scunthorpe, DN16 1RW

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## Front

Attractive front with grassed and gravel areas, with mature shrubs.

## Garden

Rear of the home, with a gated entrance and driveway, allowing for off road parking.

## Kitchen

10'11" x 12'4" (3.35m x 3.78m)

Fitted kitchen to the rear of the home, with ample wall and base units for storage.

## Ground floor wc

## Lounge

12'5" x 18'0" (3.80m x 5.50m)

Neutrally decorated lounge to the front of the home.

## Bedroom 1

11'5" x 9'1" (3.48m x 2.77m)

Double bedroom to the front of the home, benefiting from fitted wardrobes.

## Bedroom 2

12'11" x 8'7" (3.94m x 2.63m)

Double bedroom to the rear aspect, with fitted storage.

## Bedroom 3

6'9" x 9'1" (2.08m x 2.78m)

## Bathroom

8'3" x 5'6" (2.52m x 1.68m)

Fully tiled bathroom, with neutral white suite.



This ideal first time buyer / family home, which is well maintained throughout, briefly comprises; a fitted kitchen, generous lounge, three bedrooms and bathroom with neutral suite. Externally the home offers an attractive front entrance, with gated driveway and low maintenance garden to the rear. In addition to this the property benefits from a gas central heating system and double glazing.

This home is located in a central position, close to local schools, amenities and transportation links. Also nearby there is Ashby high street - offering a variety of individual shops and a weekly market. Viewing advised!



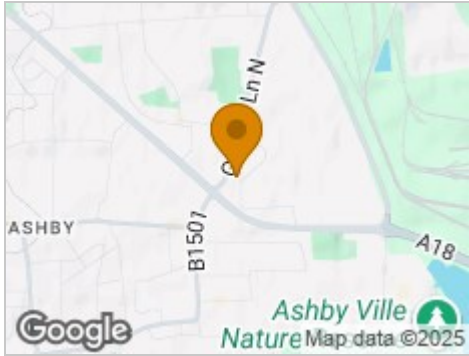
Road Map



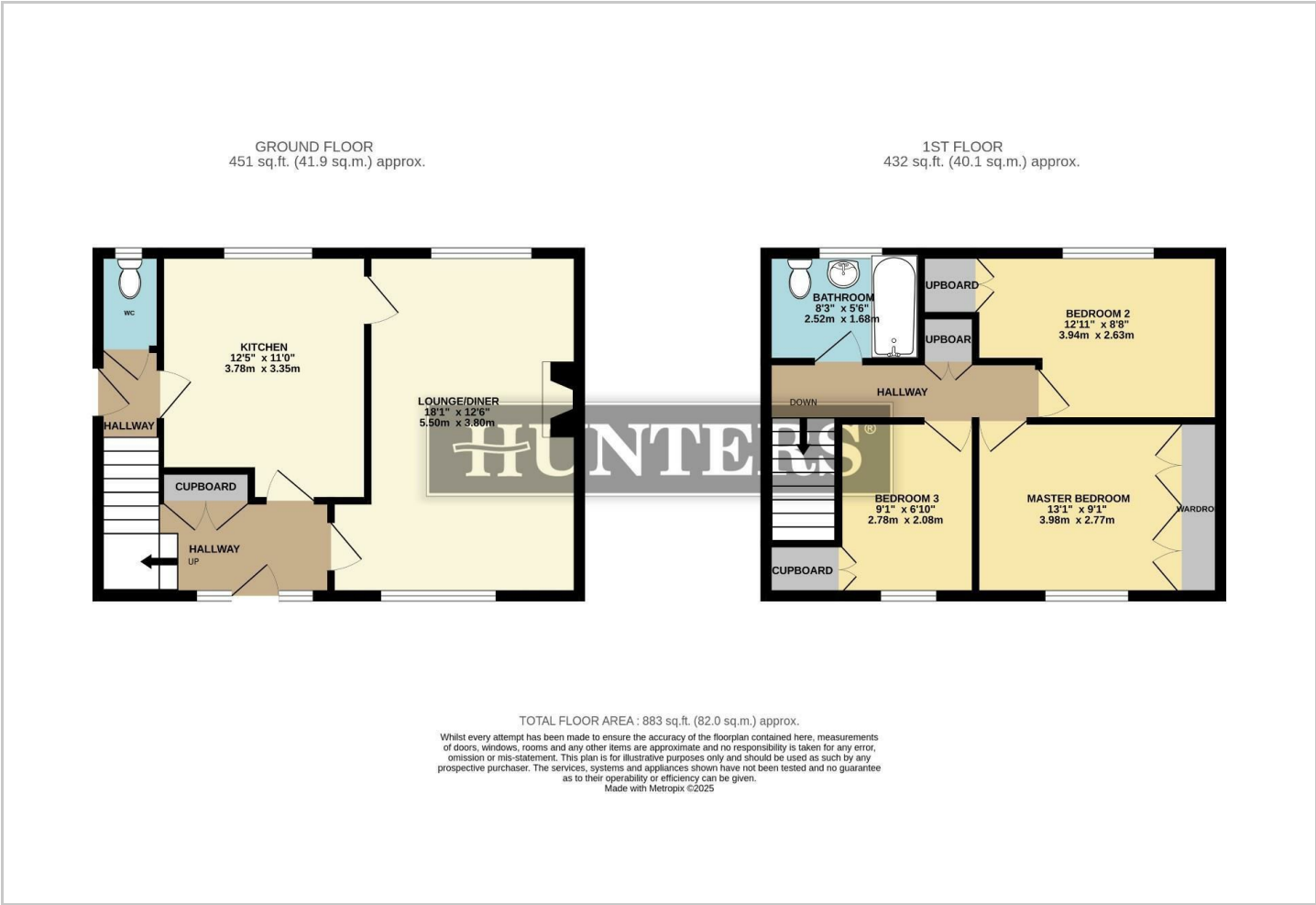
Hybrid Map



Terrain Map



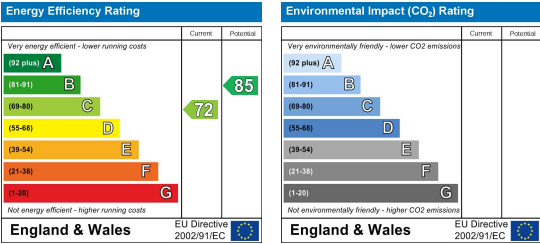
Floor Plan



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.