



31 Eastoft Road, Luddington, DN17 4QJ

- Charming Two-Bedroom Bungalow with Countryside Views. Nestled in the heart of a picturesque village, this delightful two-bedroom bungalow offers stunning far-reaching views over open countryside. The property briefly comprises an entrance lobby, open-plan living room, a well-appointed dining kitchen, two bedrooms, family bathroom and an en-suite. To the front you will find a low brick wall boundary with a generous driveway providing ample off-road parking. A paved pathway leads to the front entrance with access available on both sides of the bungalow. Wooden double gates on one side open to the rear where extra-large detached wooden garage. The rear garden is low-maintenance and thoughtfully designed, featuring two patio areas including a covered section with beautiful countryside views. Viewing comes recommended to appreciate what is on offer! ●
- Two-bedroom detached bungalow - Wonderful panoramic views over countryside - Entrance lobby / Open living room - Bathroom / Dining kitchen - Two bedrooms / Ensuite / Bathroom - Front driveway with ample parking - Maintenance free front and rear gardens ●

Price Region: £280,000

THE PROPERTY Charming Two-Bedroom Bungalow with Countryside Views. Nestled in the heart of a picturesque village this delightful two-bedroom bungalow offers stunning far-reaching views over open countryside. This home truly needs to be viewed to be fully appreciated. The property briefly comprises an entrance lobby, open-plan living room, a well-appointed dining kitchen, two bedrooms, family bathroom and an en-suite. At the front you will find a low brick wall boundary with a generous driveway providing ample off-road parking. A paved pathway leads to the front entrance, with access available on both sides of the bungalow. Wooden double gates on one side open to the rear where a detached single wooden garage. The rear garden is low-maintenance and thoughtfully designed, featuring two patio areas including a covered section with wonderful countryside views. Whether you are looking to downsize, retire in style, or simply enjoy village life with modern comforts and breathtaking scenery this charming bungalow could be your perfect home. Contact Agents to arrange a viewing!

ENTRANCE LOBBY Double UPVC doors leading into a brick lobby with tiled floor. Loft access with ample storage/space.



Half glass panelled UPVCV door gives access into:-

OPEN PLAN LIVING ROOM 16' 4" x 12' 0" (4.991m x 3.668m) Front and side facing windows. Inglenook style fireplace with black tiled insert and quartz hearth and multipurpose cast iron stove. Television point. Radiator.



Open plan leading to:-

HALLWAY Tiled floor. Built in storage cupboard.

BATHROOM 11' 2" x 5' 8" (3.422m x 1.746m) Rear facing windows. Low level pedestal WC and hand wash basin with shaving point. Bath with shower over. Tiled floor and fully tiled walls. Downlights. Radiator.



DINING KITCHEN 18' 3" x 11' 11" (5.583m x 3.640m)

Rear facing French door with open views and side facing window. A range of fitted base and wall units with drawers and corner display shelving. Worktops incorporating one and half bowl with single drainer and mixer taps and tiled splashbacks. Free standing electric oven with chrome extractor fan above. Provision for whitegoods. Rayburn for cooking and heating. Built in storage/pantry. Tiled floor.



BEDROOM 1 12' 5" x 11' 11" (3.799m x 3.648m) Front facing window. Laminate flooring. Radiator.



BEDROOM 2 10' 10" x 8' 7" (3.317m x 2.628m) Side facing window. Radiator.



ENSUITE Side facing window. WC and vanity sink unit with cupboard under. Walk-in shower with mermaid walls. Heated towel rail. Downlights. Laminate flooring.



OUTSIDE At the front you will find a low brick wall boundary with a generous driveway providing ample off-road parking. A paved pathway leads to the front entrance, with access available on both sides of the bungalow. Wooden double gates on one side open to the rear where an extra-large **DETACHED WOODEN GARAGE (18' x 16.9' (5.49m x 4.88m))**. The rear garden is low-maintenance and thoughtfully designed, featuring two patio areas including a covered section with wonderful countryside views. Outside lighting and tap. Exterior electrical points fitted to the front and rear of the property.

SERVICES: Mains water, electricity, drainage and solid fuel.

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236