

**GRICE &  
HUNTER**

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Est 1924



## **Ferndale, 123 Eastoft Road, Luddington, DN17 4RE**

- Unrivalled luxurious detached 4 Bed (2 En-Suite) house • Sumptuous interior • Countryside setting on Yorks/Lincs border • About ½ Acre surrounding low maintenance gardens • Leisure swimming pool • Triple Garage • Sumptuous interior • Solar and air source heating/energy •



**£795,000**



**LOCATION** on the rural fringe of the village only 1 ½ miles east from A161 at Eastoft. Crowle 4 miles, M180 Junction 2 6miles, M62 Junction 10 miles, Leeds, Hull, Sheffield, York in community distance. Doncaster Railway Station 18 miles, Ealand local railway station 5 miles.

From **ENTRANCE LOBBY** with double doors opening to:-

Lovely **RECEPTION HALL** with luxury vinyl moulded flooring, understairs cupboard, vintage radiator and staircase leading off.

**COATS and BOOT ROOM** (1.6m x 1.5m)

**CLOAKS/VANITY** (1.6m x 1.5m) with vanity unit, wash basin, toilet, radiator and ½ tiled décor.

**MUSIC LOUNGE/STUDY** (4.1m x 2.9m lengthening to 4.7m) with deep front bay window, window shutters, radiators, luxury vinyl flooring and multimedia.

**Main LOUNGE** (6m x 4m) french window to rear terrace and garden, deep recessed fireplace in rustic and oak mantle beam surround, wall and ceiling pendant lights, radiator and wall mounted tv provision.

**Superb KITCHEN** and open plan **DAY LOUNGE** (5.6m x 4m + 5m x 4.9m) with luxury vinyl moulded flooring, rear garden outlook, window shutters, co-ordinated 'designer' kitchen furniture and granite tops, 1 ½ bowl sink, island meal bar with hung lights, integrated dishwasher, tall fridge, tall freezer, twin adjacent fan ovens (hide/slide) and canopied extractor, multi down lights, kick panel lighting, wall mounted tv provision, fully fitted cabinet cocktail, etc.

**DINING ROOM** (4m x 4m) of entertaining size with deep front bay (2m x 1.7m) fitted with upholstered seating, window shutters, radiator, luxury vinyl flooring, wall and pendent lights.

**GARDEN ROOM** (3.3m x 3.1m) luxury vinyl flooring, wall and pendant lights, 2 radiators and window blinds.

**UTILITY** (3.1m x 3m max) with rear external door, luxury vinyl floor, granite counter, provision for laundry appliances, tall cupboard, sink, radiator, etc.

**WET ROOM** (1.4m x 1.3m) incorporating toilet, wash basin, shower, towel radiator, fan and tiled finish.

**LEISURE POOL** (9m x 6.2m) exposed king post trusses, architectural design and styling with non-slip pool perimeter and viewing area, feature lighting, french doors (built-in blinds) to garden and terrace, about 1.2m pool depth, plant room, climate control unit.

From the Reception Hall a sweeping staircase leads to:-

First floor galleried **LANDING** hung chandelier, window shutters, 2 radiators and enclosed staircase to:-

**ATTIC** (with further potential).

**Main BEDROOM** (4.5m x 4m) fixed blinds, tv provision, Ladies and Gents walk in fully fitted wardrobes (with auto lighting), window shutters and **EN-SUITE BATHROOM** (3m x 2.6m) with co-ordinated tiled finish, 'Burlington' vintage roll-top bath

(with hand spray), wc, large wash basin in vanity unit, window blind, heated towel rail and fan.

**BEDROOM 2** (4m x 4m) fully fitted with wardrobe, tall-boy and vanity/work station furniture, window shutters, radiator, tv provision and **EN-SUITE** (1.3m x 2.3m lengthening to 4m) leading off with co-ordinated tile finish, doorless entry rain shower with hand spray and shampoo alcove, wc and vanity unit with wash basin and illuminated mirror, fan, towel radiator and window blind.

**BEDROOM 3** (4m x 4m) side outlook, radiator, tv provision and fixed window blind.

**BEDROOM 4** (4m x 2.9m) front outlook with window shutters radiator and tv provision.

**HOUSE BATH and SHOWER ROOM** (2.9m x 3.6m reducing to 2.7m) contrasting tile finishes, doorless entry rain shower with hand spray and shampoo niche, double ended bath with hands pray, wc and twin wash basins in double size vanity unit with mirror and lights, window blind, fan, heated towel radiator and multi down lights.

## OUTSIDE

Established surrounding gardens of low maintenance design and of about ½ Acre in area with wide tarmac driveway (provision for remote control entrance) to visitors parking and turning space.

Tarmac parking apron in front of **Triple GARAGE** (9.6m x 6m internal) with 3 remote control doors, side personal door, full loft storage, lights and power and sealed floor.

Parking bay for caravan etc.

Paved walks, outside lighting, power, water, CCTV, seasonal plantings and mostly laid to lawn.

Rear private 80m<sup>2</sup> approx. paved dining and lounging terrace with southerly aspect and covered pergola (ideal for entertaining).

All weather putting green and golf practice net.

## SERVICES (not tested)

- Mains water, electricity and drainage.
- Solar and air source heating and hot water (with beneficial feed-in tariff)
- Cat5 cable to all Bedrooms and tv points

**AGE** dating from the 2000.

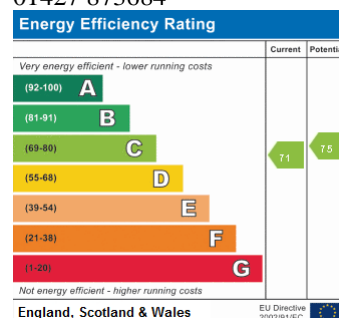
**LOCAL AUTHORITY** North Lincolnshire Council

**COUNCIL TAX** Band 'G' (on-line enquiry)

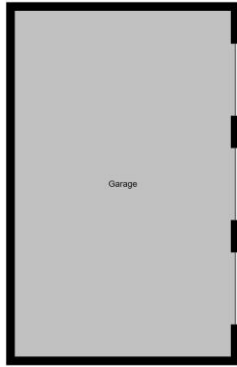
**TENURE** Freehold assumed.

## VIEWING

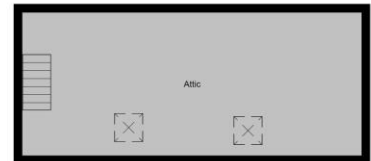
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