



Broadford House, High Street, Eastoft,
DN17 4PA

STARTING BIDS £200,000



- Stunning Detached House
- NO CHAIN!!
- Three Generously Proportioned Double Bedrooms
- Superb Kitchen/Diner
- Generous Lounge
- Two Well-Appointed Bathrooms, including a Ground Floor Shower Room
- Private and Enclosed Rear Garden and Ample Off-Road Parking
- Sought-After Village Location - Close to Travel Links
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price

Offered to the market with no upward chain, Bell Watson are delighted to present this beautifully appointed three-bedroom detached residence, situated within the sought-after village of Eastoft. Finished to a high standard throughout, this spacious and versatile home provides well-proportioned accommodation ideal for families, benefiting from three double bedrooms, generous living spaces, and excellent access to local amenities, including the village primary school.

The accommodation is offered via the Modern Method of Auction and briefly comprises a welcoming entrance hall, a spacious kitchen/dining room, a substantial lounge, a contemporary ground floor bathroom, and a versatile double bedroom. To the first floor, a central landing provides access to two further generously sized double bedrooms, served by a stylish Jack and Jill bathroom.

Externally, the property enjoys ample off-road parking to the front, while the enclosed rear garden offers a private and attractive outdoor space. Laid to lawn with a decked seating area, it provides an ideal setting for outdoor dining, entertaining, and family enjoyment.



Enjoying a position within the charming village of Eastoft, this property offers an excellent opportunity to acquire a home in a peaceful rural setting with convenient access to surrounding towns and amenities. The village benefits from a strong community spirit and provides a range of local facilities, including a primary school, village hall, and public house, whilst the surrounding countryside offers an attractive backdrop for those seeking a quieter way of life. Well placed for travel throughout the region, the location strikes an ideal balance between countryside living and everyday convenience.

The property is offered for sale via the **Modern Method of Auction** and is available with no onward chain, presenting an appealing opportunity for buyers seeking a straightforward purchase.

ACCOMMODATION

Beautifully arranged over two floors, this attractive home offers a well-balanced blend of space, comfort, and practicality. The thoughtfully designed layout maximises both natural light and functionality, creating a well-appointed space with well-proportioned rooms that flow seamlessly throughout. Ideal for modern family living, the accommodation provides versatile areas for everyday life, entertaining guests, and relaxing in comfort.

HALLWAY

A welcoming entrance hall featuring a uPVC entrance door and laminate flooring. A carpeted staircase rises to the first floor, complemented by an attractive timber newel post and banister rail with decorative wrought iron balustrading. Finished with a radiator, coving to the ceiling and a central ceiling light, this well-presented space provides an inviting introduction to the home.

LOUNGE

A comfortable and inviting reception room featuring a fitted carpet, coving, wall lights and a ceiling light. The focal point of the room is an attractive fireplace with a timber surround incorporating a multi-fuel burning stove and tiled hearth, creating a warm and cosy atmosphere. A uPVC window allows for plenty of natural light, enhancing the welcoming feel of this well-proportioned living space.

KITCHEN/DINER

A bright triple-aspect kitchen/diner fitted with a range of beech-effect wall and base units complemented by brushed steel handles and ample work surfaces. Features include a composite one-and-a-half bowl sink with drainer, integrated dishwasher, and a stainless steel electric oven with matching halogen hob and extractor canopy above. The room benefits from durable vinyl cushion flooring and a uPVC door providing direct access to the outside, creating a practical and welcoming space for everyday living and dining.

GROUND FLOOR SHOWER ROOM

A well-appointed, tiled shower room fitted with a walk-in shower, low-flush toilet, and a vanity wash hand basin with storage beneath. Additional features include a rear-facing window, chrome heated towel radiator, tiled flooring, and coving.

BEDROOM ONE

Conveniently located on the ground floor, this versatile double bedroom is ideally suited for an elderly relative, guests, or those seeking single-level living. The room benefits from fitted carpet, coving, and a window to the rear elevation, providing a comfortable space.

BEDROOM TWO

A spacious first-floor double bedroom featuring fitted carpet, two Velux windows allowing for an abundance of natural light, a radiator, and a pendant ceiling light. This room also benefits from access to the Jack and Jill bathroom.

BEDROOM THREE

A well-proportioned double bedroom featuring fitted carpet, a radiator, and a ceiling light. A window to the side elevation provides natural light, creating a bright and comfortable space suitable for a variety of uses.

JACK AND JILL BATHROOM

Fully tiled and well presented, the family bathroom is fitted with a panelled bath that is complimented with a shower above, a vanity wash hand basin with storage beneath, and a low-level flush toilet. Additional features include a window providing natural light and a tiled floor, creating a practical and easy-to-maintain space.

STEP OUTSIDE

Approached via a shared driveway, the property benefits from a generous parking area and carport, providing ample off-road parking for several vehicles. A terracotta-tiled ramp leads to the main entrance, offering convenient access for wheelchair users, those with limited mobility, and families with pushchairs.

The rear garden has been thoughtfully designed for ease of maintenance and enjoyment, featuring a combination of paved patio areas, a neatly maintained lawn, and an attractive timber decked seating area, ideal for outdoor dining and entertaining. Enclosed by a brick wall, the garden enjoys a good degree of privacy and is complemented by established planted borders, creating a pleasant and tranquil setting. A timber summer house provides additional versatility, whether used for relaxation, hobbies, or storage.. Further off-road parking is available to the side of the property, where a timber storage shed is currently positioned.

FIXTURES AND FITTINGS

All built-in appliances, light fittings and fixed floor coverings are to be included within the sale of the property.

SERVICES (NOT TESTED)

Mains electricity, oil, water are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band D as confirmed by North Lincolnshire Council.

AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

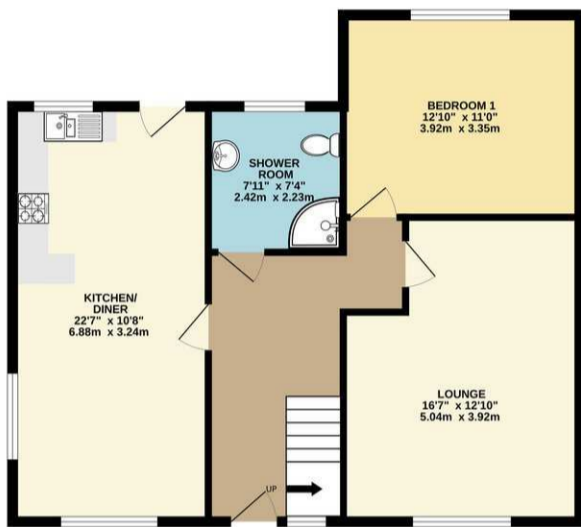
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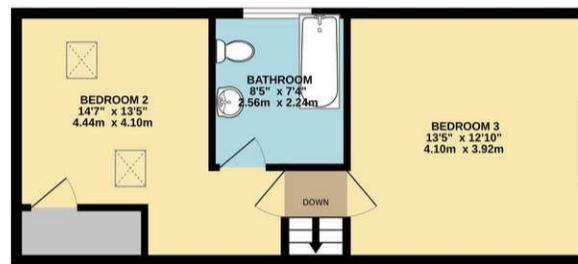




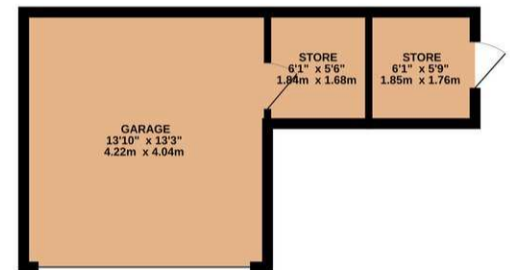
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



OUTBUILDING
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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