

Park Rôw



Luddington Road, Garthorpe, Scunthorpe, DN17 4RU

Asking Price £300,000



**** OUTBUILDINGS ** AMPLE OFF STREET PARKING **** Situated in the village of Garthorpe, this detached home briefly comprises: Lounge, Conservatory, Kitchen, Dining Room / Bedroom Four, Bedroom Two, Bedroom Three and a Bathroom. To the First Floor is a bedroom and En Suite. The property also benefits from having front, side and rear garden, outbuildings and off-street parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND POTENTIAL OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



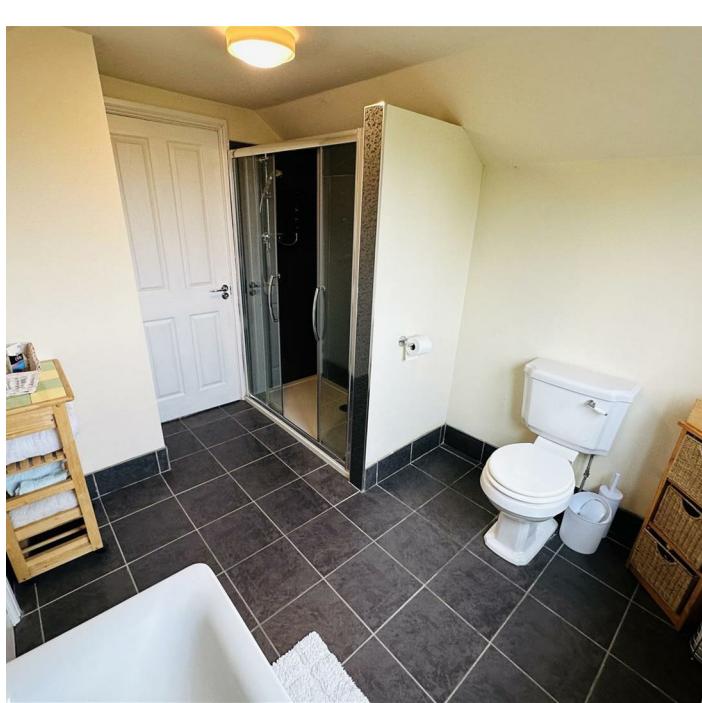


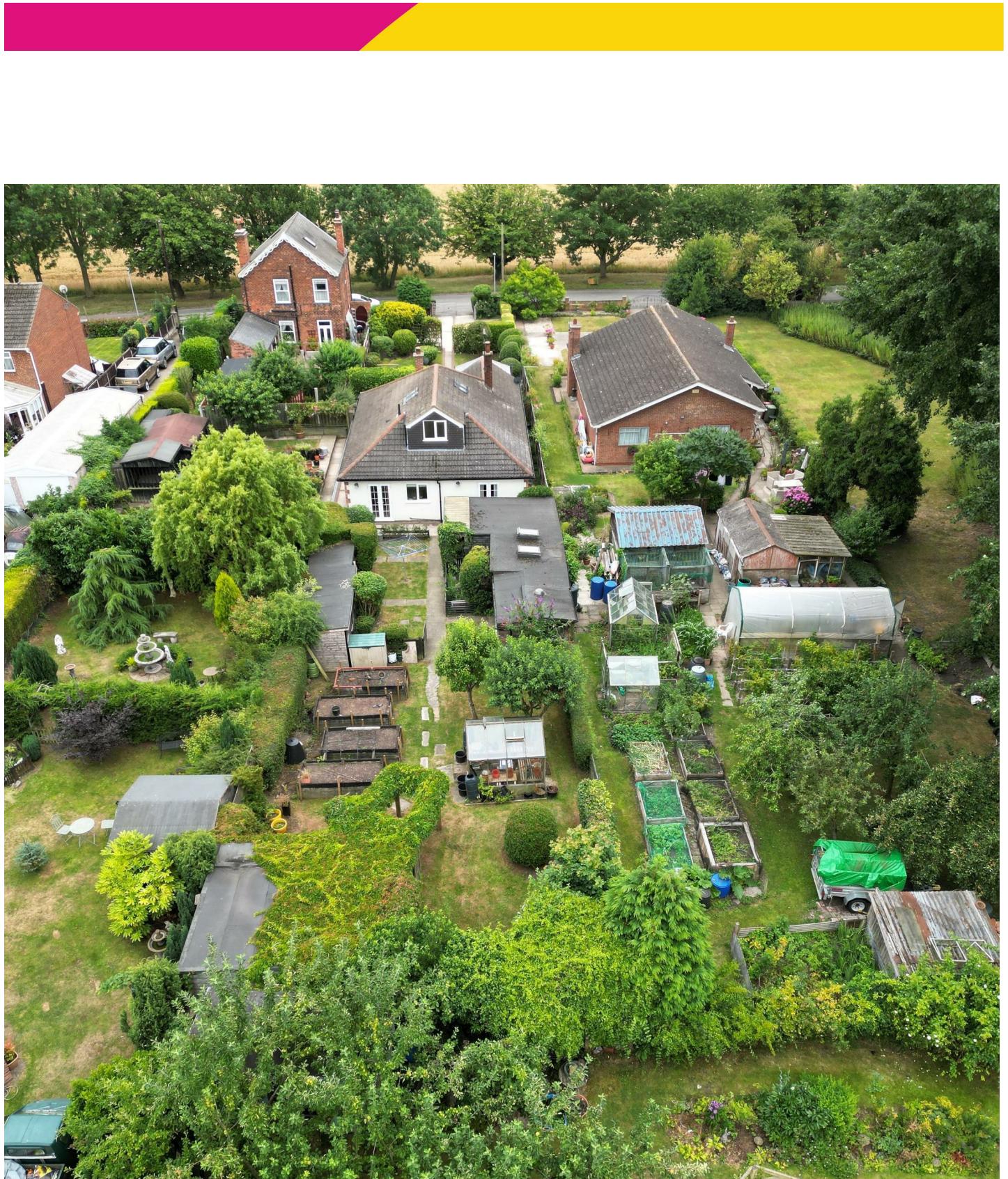












PROPERTY OVERVIEW

Located in the peaceful village of Garthorpe, near Scunthorpe, this detached dormer bungalow offers a versatile layout ideal for multi-generational living. Surrounded by open fields to the front, the property enjoys a tranquil rural setting while remaining within easy reach of local amenities. The spacious ground floor comprises a bright lounge, a conservatory overlooking the garden, a well-equipped kitchen, and a dining room which can alternatively serve as a fourth bedroom. Two further ground-floor bedrooms and a family bathroom provide comfortable and flexible accommodation options. Upstairs, the property features a generously sized primary bedroom complete with its own en suite, offering privacy and convenience. Externally, the home is set within established gardens to the front, side, and rear, perfect for outdoor entertaining and gardening enthusiasts. Additional benefits include a range of outbuildings and ample off-street parking, making this property as practical as it is charming. An excellent opportunity to enjoy rural living with space for the whole family.

GROUND FLOOR ACCOMMODATION

Lounge

15'5" x 12'0" (4.70m x 3.67m)

Conservatory

10'7" x 9'9" (3.24m x 2.98m)

Kitchen

20'7" x 12'0" (6.29m x 3.66m)

Dining Room / Bedroom Four

19'3" x 8'2" (5.88m x 2.51m)

Bedroom Two

18'11" x 12'0" (5.78m x 3.66m)

Bedroom Three

12'0" x 10'11" (3.67m x 3.34m)

Bathroom

11'11" x 8'2" (3.65m x 2.50m)

FIRST FLOOR ACCOMMODATION

Bedroom One

17'5" x 13'6" (5.33m x 4.13m)

En Suite

10'1" x 7'9" (3.08m x 2.38m)

External

Front

Ample off street parking and front garden.

Side

Enclosed side garden with outbuildings and established trees and plants.

Rear

Enclosed rear garden with outbuildings and established trees and plants,

DIRECTIONS

From our Park Row office head towards First Avenue and turn left at the traffic lights onto Boothferry Road, then turn right onto Mariners Street. Keep right and continue on Coronation Street then continue onto Lower Bridge Street and onto Bridge Street. Bridge Street turns left and then turns into Swinefleet Road and follow for approximately 2 miles. As you enter Swinefleet, follow the road and at the mini roundabout take the second exit onto Kings Causeway and continue to follow A161 for 5.7 miles. Then, turn left onto Luddington Road and the property can be clearly identified by our Park Row Properties 'For Sale' board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Lincolnshire

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: bottled gas and the Rayburn.

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his

ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

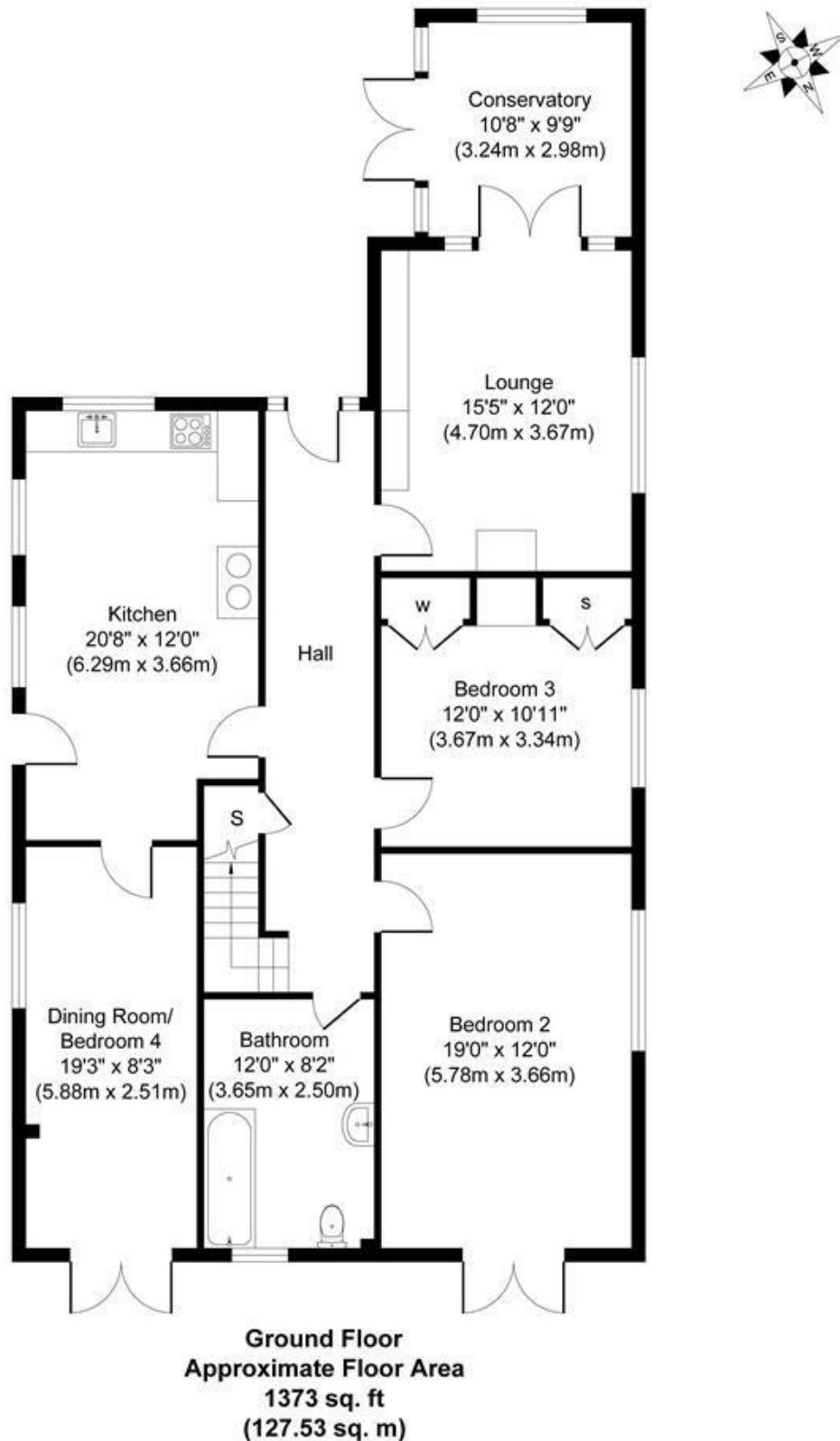
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

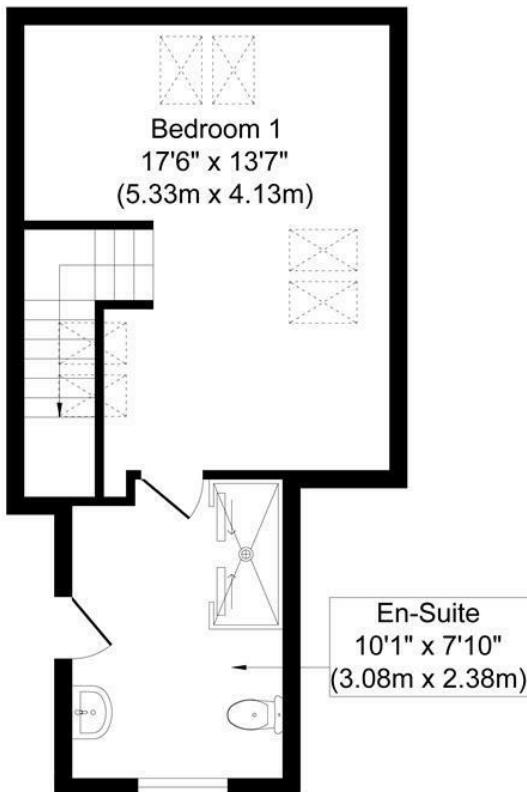
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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First Floor
Approximate Floor Area
315 sq. ft
(29.21 sq. m)

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goole@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F	32	40
(1-29)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(1-29)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC