



£325,000

4 Bedroom Detached Bungalow for sale
11 Kellington Court, Eggborough, Goole





Overview

Large four-bedroom bungalow nestled on a charming cul-de-sac in Eggborough. Packed with recently upgraded features throughout, large living space and three bathrooms. A wonderful family home in peaceful surroundings.



Key Features

- Four-Bedroom Bungalow
- Three Bathrooms (One En-suite)
- Large Lounge With Wood Burner
- Large, Multi-Use Garden With Garden Bar
- Cul-De-Sac Location
- Large Kitchen With Granite Worktops & Utility Room
- Off-Street Parking For Multiple Vehicles
- Garage With Electric Door
- Recently Fitted Windows, Doors, Fascias & Soffits
- Eight-Camera Security System





This tremendous, family-focused bungalow, tucked away on a charming cul-de-sac in Eggborough, is the ideal home for families looking for extensive living space, inside and out, in a well-maintained and thoroughly upgraded property.

Visitors to this home will at first be struck by the privacy and peace that its position on this quiet cul-de-sac brings. And with plenty of off-street parking for multiple vehicles, it can meet the needs of families with a variety of needs.

Heading in through the recently installed, modern front door, you will find yourself in the wide, open entrance hall with plenty of space for growing families and a large storage nook, perfect for boots, coats and school bags.



Heading through the double oak doors into the lounge, you will step into a fantastic space to spend time with friends and family, with the size to accommodate guests galore. This welcoming space is built around the feature fireplace with a multi-fuel log burner already installed. Perfect for cosy winter nights. A large bay window and sliding patio doors out to the conservatory bathe the room in plenty of natural light.

Speaking of the conservatory, this is a truly versatile, sizeable space that could be used in multiple ways. It would suit as a dining room, kids' playroom, or even a mini gym. It is a great addition that can be used to accommodate your family's needs.

Heading into the kitchen, you will note the modern features, integrated appliances and granite worktops. This is a room with plenty of storage and preparation space, making it as stylish as it is practical. The dimensions of this room lend themselves to being a real social space rather than just a food preparation area. Not least with the wide double patio doors opening directly out onto the rear garden. Perfect for a garden party or BBQ on a warm summer's day.

The adjoining utility room, complete with a Belfast sink and a direct door to the garden, offers a great space for dealing with life's messier jobs, whether that be washing, mucky boots or mucky paws!

The ample living space in this tremendous bungalow is matched by practical bedroom and bathroom space to meet the needs of family members.

Of the four bedrooms, three of them are generously sized doubles. The fourth is certainly no box room. It would make a great bedroom for a child, a nursery or a home office. It is another feature that adds to the versatility of this incredible family home.

The house benefits from two bathrooms, one with bath and the other with a standalone shower.

A third bathroom, with standalone shower, can be found as an ensuite to the principal bedroom.

The house has been thoroughly renovated throughout, including new kitchen and flooring in recent years, recently replaced fascias and soffits, and all external windows and doors replaced in two tranches in 2017 and 2021. Those in the latter batch come with a 10-year guarantee until 2031.

A large garage is attached to the house with the added security and convenience of an electric door.

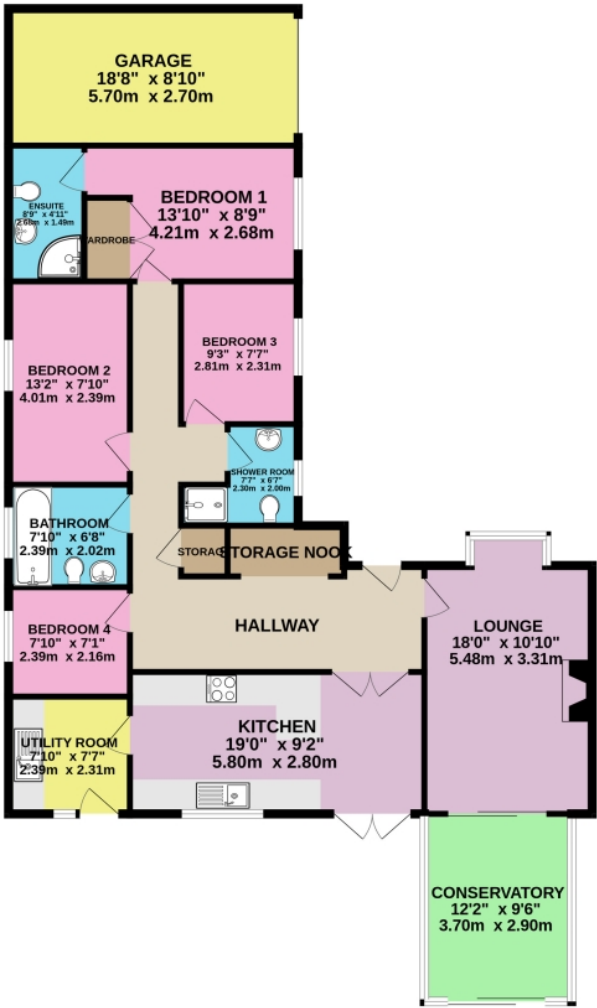
The rear garden must be seen to be appreciated. With significant space across two sides of the house, the combination of patio and lawn space allows multiple uses for social, relaxing and family play purposes. A garden bar will bring added life to any outdoor social occasion. Its surroundings make this a truly private, secure sanctuary for your family and friends.

The property benefits from uPVC windows throughout, an eight-camera home security system and access to ultrafast fibre broadband with speeds up to 1800mb.

Sitting in the heart of Eggborough, this is a village chosen by many for its relaxing feel and plethora of amenities, as well as its excellent commuter links. The M62 motorway is just minutes away from this home. Rail users will find themselves close to Goole and Selby main line stations, offering direct rail links to the likes of Leeds, Manchester, York, Hull and even London. It offers a fantastic location for families that want to be positioned well for flexibility of travel, whilst avoiding the hustle and bustle of major towns and cities.

Floorplans

GROUND FLOOR
1467 sq.ft. (136.3 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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