

31 Eastoft Road, Luddington, Scunthorpe, DN17 4QJ

£285,000

EPC: E

This beautifully presented detached bungalow is located in the small rural village of Luddington. The property offers two ground floor bedrooms and a loft room and many high quality fixtures and fittings making this a fantastic property. Outside there are low maintenance gardens to the front and rear with parking for multiple vehicles to the front and great views to the side/rear over open fields. This property is most deserving of a viewing to truly appreciate the location, the accommodation and the further potential on offer.

- Beautifully presented detached bungalow
- Two double bedrooms
- Loft room with potential for a 3rd bedroom
- Open plan lounge with multi-fuel burner
- Modern fitted dining kitchen with French doors to rear
- Modern bathroom
- En-suite shower room to bedroom two
- Central heating fuelled by the Aga cooking range in the kitchen
- Gravelled driveway to the front for multiple vehicles
- Low maintenance rear garden with views over fields

DESCRIPTION
This beautifully presented detached bungalow incorporates a solid fuel heating system and uPVC double glazing and offers two bedroom (with the potential of adding a 3rd bedroom) accommodation comprising;

ENTRANCE VESTIBULE
4'11" x 2'0"
Double composite entrance doors. Tiled floor. Part glazed door leads into the open plan hall/lounge area.

HALLWAY
23'4" x 3'11"
Open plan with the lounge. Under stairs storage cupboard. Composite glazed door leads into the inner hallway. Tiled floor. One central heating radiator.

LOUNGE
11'7" x 11'11"
A chimney recess housing a multi-fuel burner. Coving to the ceiling.

DINING KITCHEN
18'3" x 11'11"
A comprehensive range of fitted base and wall units having shaker style fronts with laminated worktops and tiled surrounds. The units incorporate a one and a half bowl single drainer sink, and a stainless steel cooker hood. Integrated dishwasher and fridge freezer. Plumbing for an automatic washing machine. Solid fuel Aga cooking range that also supplies the central heating to the property. Cupboard housing the hot water cylinder. Tiled floor. Coving to the ceiling. uPVC French doors with side screens lead into the rear garden.

BEDROOM ONE
13'0" x 11'11" max.
To the front elevation. Laminate floor. Coving to the ceiling.

BATHROOM
11'3" x 5'8"
A modern three piece suite comprising a P shaped shower bath with an electric shower over, a wash hand basin and a low flush WC. Tiled walls and floor. One central heating radiator.

INNER HALLWAY
3'2" x 3'1"
Stair way leading to the first floor.

BEDROOM TWO
10'9" x 8'5"
To the side elevation. Coving to the ceiling. One central heating radiator.

EN-SUITE SHOWER ROOM
5'10" x 4'7"
A modern white suite comprising a walk in shower cubicle with an electric shower, vanity wash hand basin with storage under and a low flush WC. Illuminated vanity mirror over the sink. Chrome heated towel rail.

LOFT ROOM
13'8" x 17'4"
Potential to be a 3rd bedroom if required (subject to planning). Spindled balustrade. Exposed brick chimney breast. Two Velux windows to the front and rear elevations. Cupboard housing the water tanks. Eaves storage access.

GARAGE/STORE
17'4" x 16'5"
Double timber doors to the front and a timber side personnel door. Light and power. Coal store for the Aga.

GARDENS
To the front of the property there is a brick boundary wall with vehicular and pedestrian access through metal gates. A gravelled driveway provides off street parking for multiple vehicles with access to the left hand side of the property through double timber gates if required. A metal gate to the right hand side provides access to the rear garden. Single electric point.

To the rear of the property there is a fully enclosed low maintenance garden which is mainly laid to gravel with a block paved seating area and matching pathways. There is a raised seating area with a timber pergola over in the far corner of the garden. Fantastic views to the side/rear of the garden over open fields. Double electric point. Timber potting shed/garden store. Four 'Keter' storage boxes, the first one having power supply, another stores the coal for the log burner and the other two stores the wood for the log burner. Outside tap.

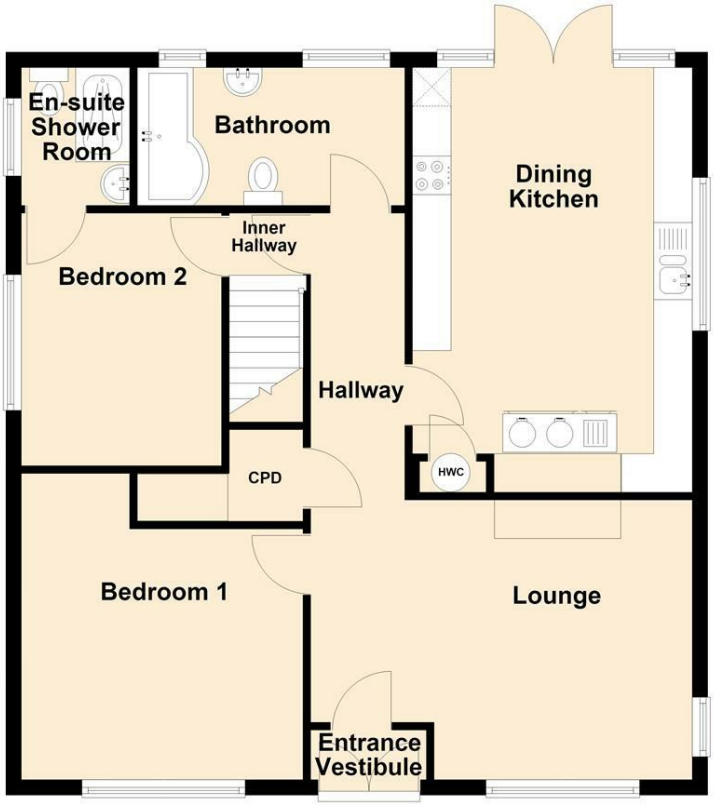
FURTHER INFORMATION
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
13 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability = BT & Sky

Ground Floor

Approx. 80.4 sq. metres (864.9 sq. feet)



Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

First Floor

Approx. 19.0 sq. metres (204.8 sq. feet)

