

Park Row



Eastoft Road, Luddington, Scunthorpe, DN17 4QL

Offers Over £190,000



****SOUTH EAST FACING GARDEN**COUNTRYSIDE VIEWS**** Situated in Luddington, this semi-detached property briefly comprises: Hall, Kitchen, Dining Room, Lounge, Bedroom One and Shower Room. To the first floor there are three bedrooms. Externally, the property benefits from a gated private driveway, to the rear there is a pebbled area leading onto a lawn, which then continues through a woodland trail to a shed, ending at a second pebbled area.. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

















PROPERTY OVERVIEW

Situated in the rural village of Luddington, this semi-detached property offers spacious and flexible accommodation with excellent potential for modernisation throughout.

The ground floor comprises a separate lounge and dining room, providing two well-proportioned reception spaces. Also located on the ground floor is Bedroom One, which benefits from patio doors leading directly into the rear garden, along with a shower room serving the downstairs accommodation.

To the first floor, there are three additional bedrooms, offering good space for family living, guests, or home office use.

Externally, the property is accessed via a gated private driveway providing ample off-road parking. To the rear is a south-east facing enclosed garden, featuring two pebbled seating areas and a lawned section. The garden continues into a woodland-style pathway leading to an outbuilding, located at the rear boundary and enjoying open countryside views, offering useful additional space.

The location offers a peaceful setting while still being within easy reach of nearby towns including Scunthorpe, Goole, and Doncaster, providing access to wider amenities, schools, and transport links. The area is well suited to those seeking a rural lifestyle with space and privacy, while remaining connected for commuting and daily needs.

GROUND FLOOR ACCOMMODATION

Hall

14'8" x 13'3" (4.49m x 4.05m)

Kitchen

10'9" x 7'5" (3.29m x 2.28m)

Dining Room

14'11" x 11'10" (4.55m x 3.63m)

Lounge

14'10" x 11'5" (4.54m x 3.48m)

Bedroom One

16'6" x 11'9" (5.04m x 3.59)

Shower Room

7'4" x 5'7" (2.25m x 1.72m)

FIRST FLOOR ACCOMMODATION

Bedroom Two

11'10" x 11'7" (3.63m x 3.54m)

Bedroom Three

11'5" m x 8'2" (3.49 m x 2.50m)

Bedroom Four

8'4" x 6'5" (2.56m x 1.96m)

EXTERIOR

Front

Private gated driveway for ample parking.

Rear

The garden begins with a pebbled area leading onto a lawn, which then continues through a woodland trail to a shed, ending at a second pebbled area.

DIRECTIONS

From our office on Pasture Road in Goole, head out of town towards the A161. At the junction, turn right onto the A161 and follow it south through Swinefleet. Continue straight on the A161 until you reach the village of Eastoft. As you enter Eastoft, Turn onto Luddington Road which joins onto Eastoft Road, where on your left where the property can then clearly be identified by our Park Row Properties 'For Sale' board

HEATING AND 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Lincolnshire County Council

Tax Banding: A

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: Solid Fuel Open Fire/LPG

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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.

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.

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.

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:

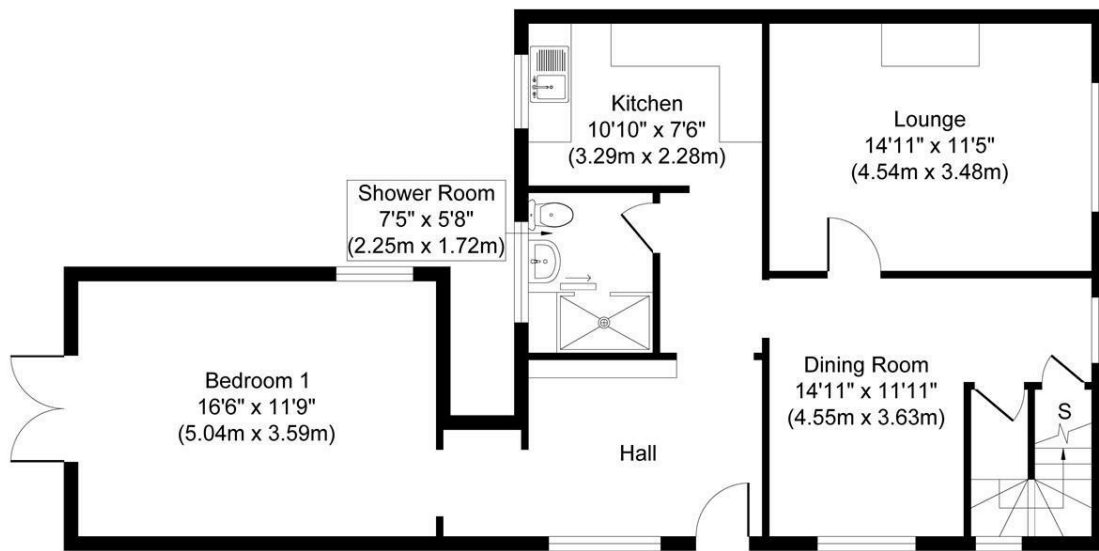
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

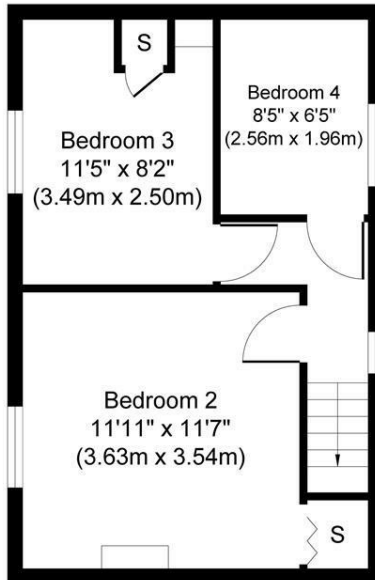
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
831 sq. ft
(77.21 sq. m)

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
352 sq. ft
(32.73 sq. m)

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T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
goole@parkrow.co.uk

