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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



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ESTATE AGENTS



Stepmar
Elm Lane Goxhill
Barrow-Upon-Humber
DN19 7JU

Offers in the Region Of
£400,000

Set within approximately two-thirds of an acre, this delightful five-bedroom detached house is nestled in the sought-after village of Goxhill. Full of charm and character, the property offers excellent living space both inside and out, making it a perfect family home or countryside retreat. The home boasts a versatile layout with spacious reception rooms, a well-appointed kitchen, and five comfortable bedrooms, providing ample room for modern family life. Period features and thoughtful touches throughout the property add to its unique appeal, while large windows bring in an abundance of natural light and beautiful garden views. Outside, the expansive grounds offer a rare opportunity to enjoy substantial private outdoor space, ideal for gardening, entertaining, or simply relaxing in the peaceful rural setting. Whether you're looking for a forever family home or a move to the country, this charming residence in Goxhill is sure to impress.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Lounge

15' 3" x 15' 10" (4.64m x 4.82m)

The traditional lounge is full of character, featuring exposed wooden beams, oak tongue, underfloor heating and groove flooring and a warm, welcoming atmosphere. Patio doors open directly onto the rear garden, seamlessly blending indoor comfort with outdoor living and filling the space with natural light.

Dining Room

8' 8" x 11' 11" (2.64m x 3.63m)

Adjacent to the kitchen, the dining room boasts exposed wooden beams to the ceiling, carpeted flooring, radiator and patio doors opening out to the rear garden.

Kitchen

10' 7" x 28' 2" (3.22m x 8.58m)

The heart of the home is a spacious and stylish kitchen, beautifully appointed with a central island, sleek granite worktops, and a high-quality range cooker. Designed with both functionality and entertaining in mind, the kitchen also features a full suite of integrated appliances, offering a seamless and modern cooking experience in a truly impressive setting.

Bedroom 1

10' 8" x 13' 7" (3.25m x 4.14m)

The master bedroom offers en-suite, laminate flooring, radiator, built in wardrobes and dual aspect uPVC windows.

Bedroom 2

10' 8" x 15' 5" (3.25m x 4.70m)

Bedroom two briefly comprises of oak constructed flooring, radiator, neutral decor and dual aspect uPVC windows.

Bedroom 3

10' 8" x 13' 1" (3.25m x 3.98m)

Bedroom three briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation.

Bedroom 4

8' 9" x 10' 8" (2.66m x 3.25m)

Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 5

6' 6" x 10' 8" (1.98m x 3.25m)

Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

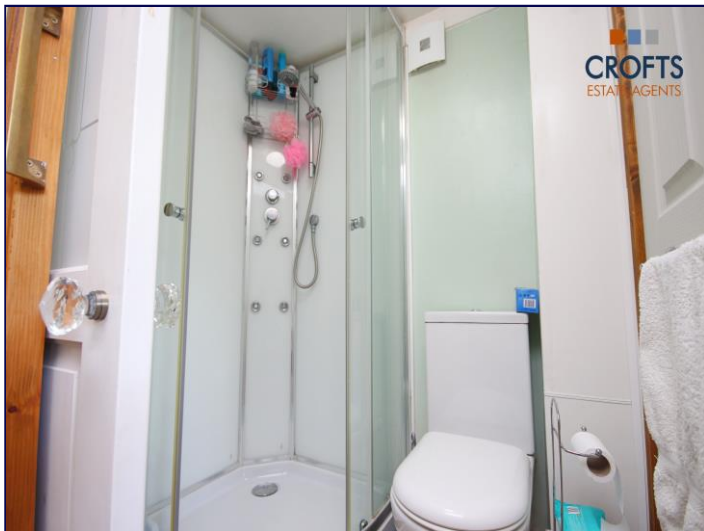
Bathroom

6' 1" x 10' 10" (1.85m x 3.30m)

The property features a modern four-piece bathroom suite, designed with both style and comfort in mind. It includes a contemporary bathtub, separate corner shower, sleek basin, and low-level WC – all finished to a high standard with quality fixtures and tasteful tiling throughout.

Externally

Set on approximately two-thirds of an acre, the property boasts a large, well-manicured garden offering plenty of space for relaxation, recreation, or entertaining. Complementing the outdoor space is ample off-road parking and an integral garage, providing both convenience and practicality in this exceptional setting.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

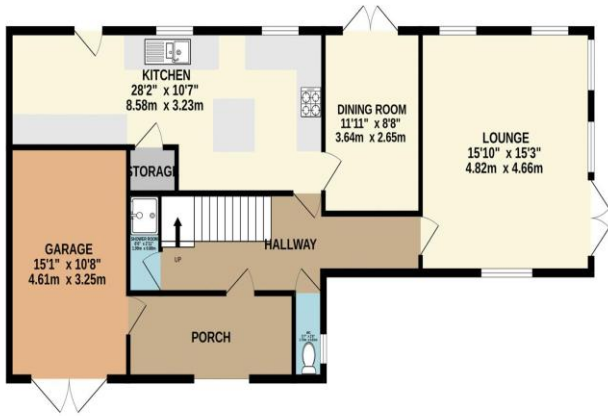
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

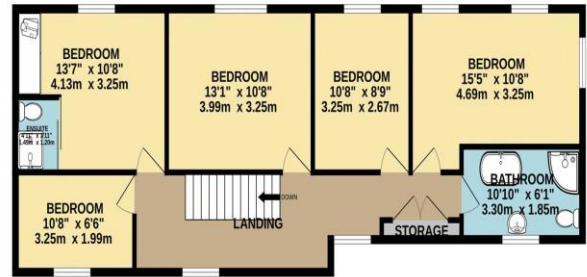




GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1843 sq.ft. (171.2 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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