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



Greenways Butt Lane Goulceby LN11 9UP

**Offers in the Region
Of £360,000**

This stunning extended detached bungalow lies in the highly regarded and sought after village of Goulceby, located in the heart of the Lincolnshire Wolds, a designated area of outstanding natural beauty. Standing in beautifully maintained private gardens to the rear and set back from the road with an extensive paved driveway, only by internal viewing can you truly appreciate the exceptional standard of finish which has been implemented by the current owners in recent years, creating a beautifully presented and contemporary family living space. Having the benefits of oil fired central heating, partial underfloor heating and uPVC double glazing this superb residence briefly comprises of Entrance hallway, living room with French doors out to a side decked and private patio area, spacious 4 piece family bathroom suite, three double bedrooms, utility room, cloakroom and a fantastic open plan family room/kitchen and dining area which in turn opens to the rear garden. Private rear gardens provide great space for entertaining or al fresco dining, with more than ample off road parking to the front leading to the attached garage.

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Entrance Hallway

Tastefully decorated and offering coving and loft access to the ceiling. Central heating radiator.

Living Room

18' 10" x 11' 10" (5.748m x 3.597m)

Tastefully decorated this light and airy room has a uPVC double glazed window to the front elevation along with uPVC double glazed French doors with adjoining glazed panels to the side elevation. Coving to the ceiling. Tiled hearth with recessed fireplace incorporating a log burner.

Open Plan Dining Kitchen/Family Room

23' 6" x 20' 9" (7.156m x 6.335m) maximums

A beautiful extension to the rear helps to create this stunning open plan kitchen/diner/family room which offers more than ample space. With windows to the rear and side elevations along with three velux styled windows, this lovely space is light and airy and in this agent's opinion is the key selling feature to this beautiful home. Offering an excellent array of fitted wall and base units, some with under cupboard lighting, with contrasting wood block work surfacing along with a matching central island with breakfast bar. Tiled flooring with underfloor heating to the kitchen and family area. Space to accommodate a range oven with fitted extractor over. Integrated dishwasher, fridge and freezer. Coving and down lighting to the ceiling. Central heating radiator to the dining area. uPVC double glazed French doors with adjoining glazed panels to the rear aspect allowing access to the garden.

Utility room

5' 1" x 9' 4" into cupboard (1.545m x 2.854m)

A useful addition to the property is this utility room equipped base units with a one and a half sink and drainer over. Plumbing for an automatic washing machine. Large and useful storage cupboard. Underfloor heating. uPVC double glazed window and entrance door to the rear elevation.

Cloakroom

3' 2" x 6' 3" (0.958m x 1.910m)

With uPVC double glazed window to the side elevation and fitted with a close coupled w.c and wash hand basin. Underfloor heating.

Bathroom

10' 4" x 8' 3" (3.138m x 2.527m)

This lovely sized bathroom has two uPVC double glazed windows to the side elevation and is equipped with a modern white suite comprising panelled bath, close coupled w.c, pedestal wash hand basin and shower cubicle. Down lighting to the ceiling. Splashback tiling. two chrome effect central heating towel radiators.

Bedroom One

12' 8" x 11' 9" (3.858m x 3.589m)

The principle bedroom enjoys coving to the ceiling and has a uPVC double glazed window to the side elevation. Central heating radiator.

Bedroom Two

10' 7" x 11' 10" (3.235m x 3.608m)

Located to the front of the property this second double bedroom is again neutrally decorated and has LVT flooring for ease of maintenance. uPVC double glazed window to the front elevation. Coving and down lighting to the ceiling. Central heating radiator.

Bedroom Three

9' 4" x 11' 9" (2.847m x 3.583m) maximums

The final of the three bedrooms is again a good size and has a uPVC double glazed window to the side elevation. Central heating radiator.

Outside

The property is set upon this good sized plot with gardens to all aspects. Established gardens to both the front and rear elevations complemented by a range of established shrubs, plants and trees providing a good degree of privacy. The front has a large paved driveway creating ample off road parking for several vehicles and standing for a caravan or similar. To the left hand side of the property accessed via the rear garden or the living room you find a private decked patio with lighting, ideal to sit and enjoy that morning coffee. The rear garden has a large patio area ideal for outdoor entertaining with lighting, greenhouse and shed and really needs to be viewed to appreciate the tranquility that country living has to offer.

Garage

Attached garage containing the oil boiler. Up and over door, light and power



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. We are advised drainage is via a septic tank

Viewings

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

Council Tax Information

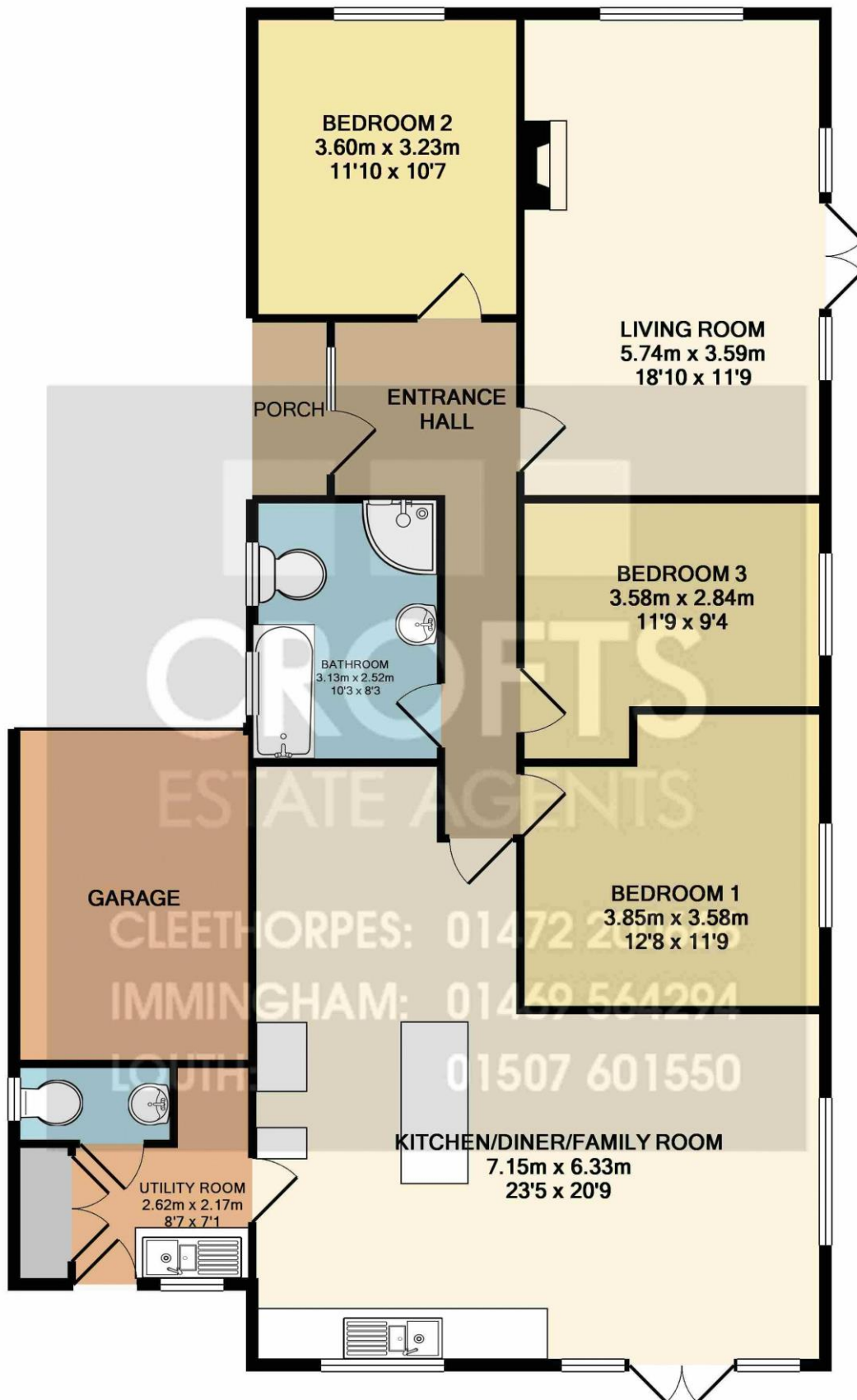
Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



TOTAL APPROX. FLOOR AREA 129.0 SQ.M. (1388 SQ.FT.)

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. 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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