



Thornton Road, Goxhill, North Lincolnshire

Offers Over £499,000









## Key Features

- Total Floor Area: 297 Square Metres
- Immaculately Presented Throughout
- Lounge & Family Room
- Open Plan Family Kitchen / Dining Area
- Utility Room, Boot Room & WC
- Six Double Bedrooms
- Dressing Room, Two Bathrooms & En-Suite
- Detached Garage & Driveway
- Private Balcony With Stunning Views
- Fully Enclosed Rear Garden
- EPC rating A















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## DESCRIPTION

Situated in the sought after village of Goxhill is this splendid, detached family home. Offering sumptuous accommodation over three floors, creating an exquisite home.

As you arrive, the extensive driveway offers abundant off street parking for multiple vehicles and the gated side driveway - added security and access to the detached garage and the rear garden. Once inside the entrance hall bridges together the lounge and the family room creating the perfect relaxing atmosphere for the full family. Exploring deeper, the family kitchen with its open plan dining makes it a great space to entertain or enjoy family evenings together. While the utility areas add functionality and storage space.

As you make your way to the first floor accommodation, you are welcomed by three double bedrooms and a luxurious principal suite with its own dressing room, ensuite and a private balcony. All while the rest are benefitting from a boutique style family bathroom. Continuing to the second floor, there are further two double bedrooms with their very own bathroom and one having a walk-in wardrobe.

Once you have finished admiring this sumptuous home, its time to explore the garden.

Fabulous enclosed rear garden with an extended patio and a seating and a dining area. Partially laid to lawn and partially - artificial grass, making it low maintenance and easy to take care of. All surrounded by pastures and fields with the view of The Humber Bridge in the distance. Finished with the detached garage and a timber garden shed.

Do not miss this opportunity and book a viewing today!

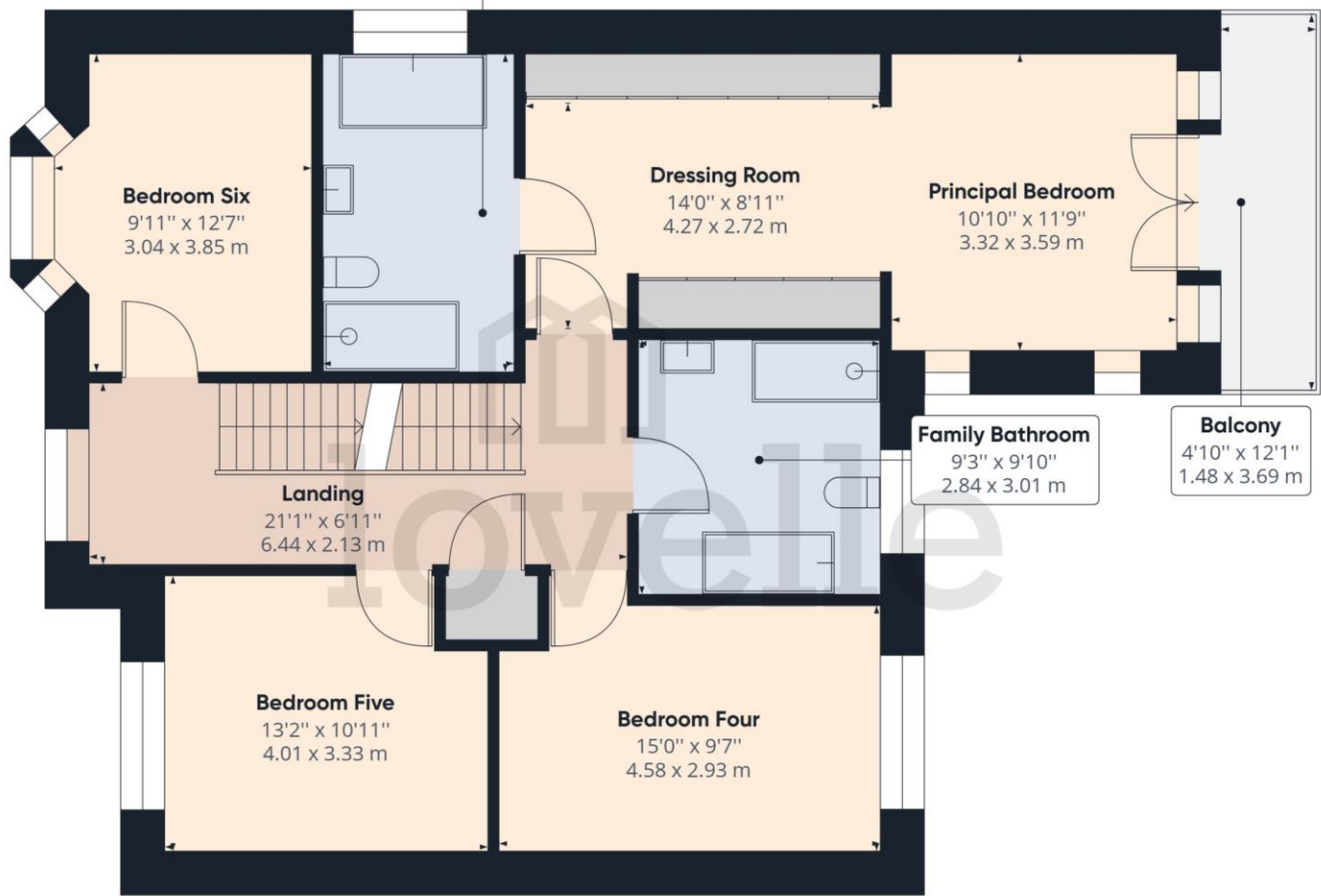


## FLOORPLAN

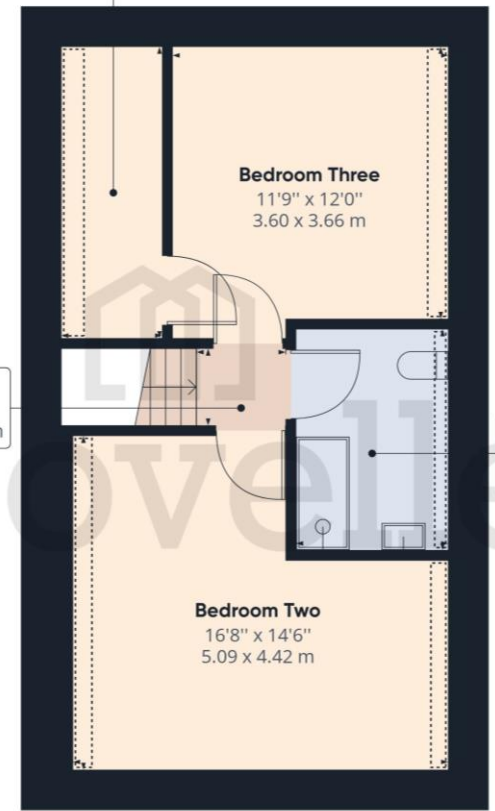




**En-Suite**  
7'2" x 12'8"  
2.20 x 3.87 m



**Walk-In Wardrobe**  
4'8" x 12'7"  
1.43 x 3.86 m



## Ferry Road, Goxhill, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band F

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



**ENTRANCE** 5.1m x 2.3m

Entered through double opening composite doors into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LOUNGE** 5.1m x 3.8m

Bright lounge with a feature Inglenook style fireplace, finished with a rustic wooden mantel piece.

Walk in bay window to the front elevation.

**FAMILY ROOM** 3.7m x 3m

Charming space for the family to enjoy.

Walk in bay window to the front elevation.

**OPEN PLAN:**

**FAMILY KITCHEN** 4.1m x 7.7m

Extensive range of wall and base units in a stone gray finish with the centre island having a wood effect finish, contrasting marbled quartz work surfaces and upstands. Built in stainless steel sink and drainer with a swan neck mixer tap. Two ovens and two microwaves, inset five ring induction hob with a downdraft extraction fan. Built in dishwasher and a tall fridge freezer.

Window to the rear elevation and a door to the utility areas.

**DINING AREA** 5.4m x 3.6m

Spacious open dining area, perfect to entertain family and guests, with a cosy family corner finished with a fireplace housing a multifuel burner for those cool winter evenings.

Double opening French doors to the side elevation and a further window to the rear elevation.

**UTILITY ROOM** 4.2m x 1.7m

Minimal range of base units with a marbled quartz work surface and upstands. Plumbing for a washing machine and space for a tumble dryer.

Door to the WC, boot room.

Half glazed UPVC door and a window to the side elevation.

**WC** 1.4m x 1.7m

Two piece bathroom suite incorporating a push button WC and a wash hand basin built into a vanity unit.

Window to the rear elevation.

**BOOT ROOM** 1.7m x 3m

Range of base units with a marbled quartz work surface and upstands. Inset ceramic sink with a swan neck mixer tap. Finished with storage shelving and housing the combination boiler.

Window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.3m x 3.5m

Splendid bedroom with double opening French doors to the private balcony and two further windows to the side elevation. Opening to the dressing room.

**BALCONY** 1.8m x 3m

Private space overlooking the surrounding fields with views of The Humber Bridge.

**DRESSING ROOM** 4.2m x 2.7m

Space for multiple wardrobes. Door to the en-suite.

**EN-SUITE** 2.2m x 3.8m

Four piece bathroom suite incorporating a freestanding bathtub with a mixer tap and a shower attachment, double walk in shower cubicle with a rain shower over, push button WC and a wash hand basin built into a vanity unit. Two chrome effect towel rail radiators. Decorative ceramic tiles throughout and a window to the side elevation.

**BEDROOM FOUR** 4.5m x 2.9m

Window to the rear elevation.

**BEDROOM FIVE** 4m x 3.3m

Window to the front elevation.

**BEDROOM SIX** 3m x 3.8m

Walk in bay window to the front elevation.

**FAMILY BATHROOM** 2.8m x 3m

Four piece bathroom suite incorporating a freestanding bathtub with a mixer tap and a shower attachment, walk in shower cubicle with a rain shower over, push button WC and a wash hand basin built into a vanity unit. Chrome effect towel rail radiator. Decorative ceramic tiles throughout and a window to the rear elevation.

**SECOND FLOOR ACCOMMODATION:**

**BEDROOM TWO** *5m x 4.4m*

Two Velux style windows to the rear elevation.

**BEDROOM THREE** *3.6m x 3.6m*

Two Velux style windows to the rear elevation.

**WALK-IN WARDROBE** *1.4m x 3.8m*

Storage shelving and multiple hanging rails.

Housing the Vent-Axia ventilation unit.

**BATHROOM** *2m x 2.8m*

Three piece suite incorporating a walk in shower cubicle with a rain shower over, push button WC and a wash hand basin built into a vanity unit.

Anthracite towel rail radiator. Decorative ceramic tiles to the wet areas and a Velux style window to the rear elevation.



**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

Clean and simple front garden with a block paved driveway offering ample off street parking for multiple vehicles.  
Gated access to the rear garden and the detached garage.

**REAR ELEVATION**

Low maintenance rear garden, fully enclosed by fencing. Multiple seating areas and a delightful dining area. Partially laid to lawn and partially with artificial grass.

**DETACHED GARAGE** 6.5m x 3.7m

Electric roller door, power and lighting. Fully boarded loft space accessed via a staircase.

**LOCATION**

Goxhill is a most desirable village, having a varied range of local amenities including a Doctors Surgery, Pharmacy, All Saints Church, Garage, Pet Food Supplies and a Co-operative supermarket. There is a Primary School within the village, with Baysgarth coeducational Secondary School situated in the market town of Barton-upon-Humber, approximately 4 miles away.

