



South End, Goxhill, North Lincolnshire

£475,000




lovelle



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Key Features

- Total Floor Area: 175 Square Metres
- Immaculately Presented Throughout
- Lounge & Conservatory
- Kitchen Diner & Dining Room
- Utility Room & Shower Room
- Four Bedrooms
- Family Bathroom & En-Suite
- Detached Double Garage & Driveway
- Fully Enclosed Rear Garden
- Gated Access
- EPC rating C





DESCRIPTION

Situated in the sought after village of Goxhill is this lavish detached family home. Offering luxurious, stunning accommodation over two floors, creating an exquisite home, perfect for entertaining and ready to move into!

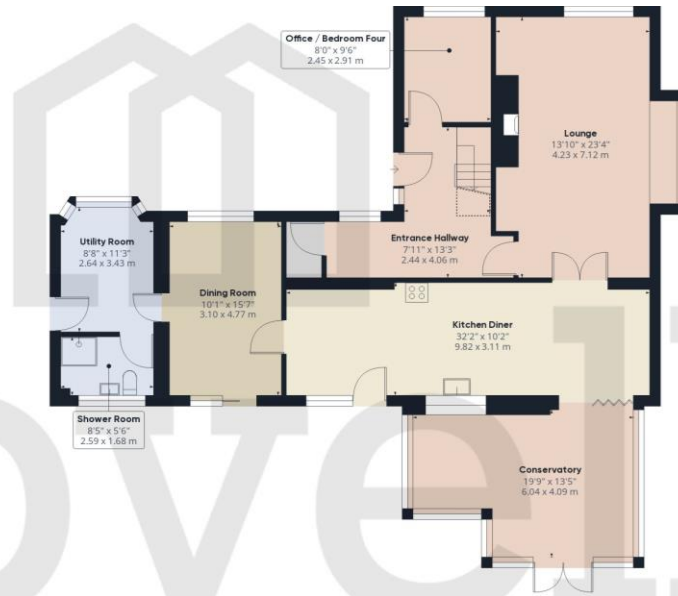
As you approach, an open sweeping driveway greets you with plenty of parking for multiple vehicles. Once inside the entrance hall acts as a grounding feature to this home. Exploring deeper, the spacious kitchen diner with its adjacent dining room and conservatory, makes it the perfect space for a family or to entertain guests and friends. Not to forget the utility room and shower room adding functionality and versatility to the property. Finishing the ground floor are the relaxing lounge flooded with light thanks to the bay window and the cosy fourth bedroom, currently used as an office. As you make your way to the first floor accommodation, three bedrooms welcome you with the principal bedroom having an en-suite bathroom and a dressing room, while the rest are benefiting from a boutique style family bathroom.

Once you have finished admiring this grand home, you find yourself in the rear garden. A calming space with multiple seating area and a fabulous manicured lawn with the detached garage adding extra storage space. All surrounded by mature, colourful plantings and trees. Perfect to entertain guests and family or enjoy some peace and quiet.

Do not miss this opportunity to acquire such a prestigious family home!



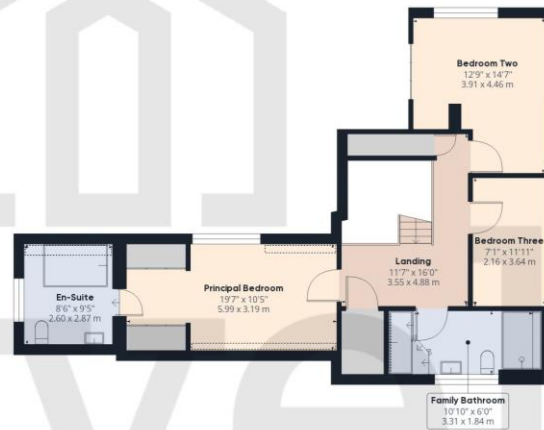
FLOORPLAN



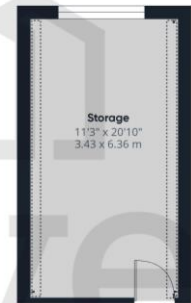
Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



Floor 1 Building 2

South End, 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		
81-91	B		82 B
69-80	C	74 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.

Follow us on:



ENTRANCE 2.4m x 4m

Entered through composite door with a side light into the "L" shaped hallway. Doors to all principal rooms and a staircase taking you to first floor accommodation.

LOUNGE 4.2m x 7.1m

Bright and airy room with a feature Adam style fireplace surround housing a multifuel burner adding a contemporary edge to this space. Dual aspect with a window to the front elevation and a further bow bay window to the side elevation.

OFFICE / BEDROOM FOUR 2.4m x 2.9m

Window to the front elevation.

KITCHEN DINER 9.8m x 3.1m

Comprehensive range of wall and base units in a sage finish with contrasting work surfaces and decorative tiled splash backs. Freestanding Richmond cooker with a seven ring gas hob and multiple ovens, extraction canopy over. Space for an American style fridge freezer and a built in dishwasher. Inset one and a half bowl sink and drainer with a swan neck mixer tap. Door to the dining room, bifold doors to the conservatory and a half glazed UPVC door to the rear garden and patio. A delightful breakfast bar finishes this space.

Two windows to the rear elevation.

Perfect, for the full family to gather and enjoy.

(Underfloor heating throughout the kitchen.)

DINING ROOM 3.1m x 4.7m

Quaint and quiet room with sliding patio doors to the rear garden and patio. Perfect to entertain guests and family or enjoy a delicious meal. Further window to the front elevation and a door to the utility areas.

UTILITY ROOM 2.6m x 3.4m

Range of wall and base units in a gloss finish with contrasting work surface. Plumbing for a washing machine and space for a tumble dryer, further space for an extra under counter appliance.

Composite door to the side elevation and a bay window to the front elevation.

SHOWER ROOM 2.5m x 1.6m

Three piece suite incorporating a shower cubicle, push button WC and a wash hand basin with a mixer tap built into a vanity unit. Chrome effect towel rail radiator and decorative ceramic tiles throughout.

Window to the rear elevation.

CONSERVATORY 6m x 4m

Constructed on a low rise brick wall, fully double glazed with a polycarbonate roof. Double opening French doors to the garden bridge the gap between indoors and outdoors.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *5.9m x 3.1m*

Dual aspect with a window to the front elevation and two further roof windows to the rear elevation. Multiple fitted wardrobes with sliding doors and shelving. Door to the en-suite.

EN-SUITE *2.6m x 2.8m*

Three piece bathroom suite incorporating a double hydrotherapy bath with a mixer tap and a shower attachment, push button WC and a wash hand basin with a mixer tap built into a vanity unit. Decorative ceramic tiles throughout and a window to the side elevation.

BEDROOM TWO *3.9m x 4.4m*

Built in wardrobe with bifold doors.

Dual aspect with a window to the front elevation and side elevation.

BEDROOM THREE *2.1m x 3.6m*

Window to the side elevation.

FAMILY BATHROOM *3.3m x 1.8m*

Four piece boutique style bathroom suite incorporating a double walk in shower cubicle with a rain shower over, freestanding, double ended bathtub with a mixer tap, push button WC and a wash hand basin built into a vanity unit.

Chrome effect towel rail radiator and a window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Substantial front garden with gated access to the rear of the property. Sweeping driveway offering ample off street parking for multiple vehicles with access to the rear garden and garage. Mature shrubbery and trees adorn the boundary. Views of the surrounding pastures and fields.

REAR ELEVATION

Fabulous rear garden, fully enclosed by wooden fencing and mature shrubbery, making it feel private and cosy. Predominantly laid to lawn with a patio area and a gazebo to pause and enjoy a moment to yourself or entertain family and guests. Finished with a charming summer house and a wooden constructed garden shed. Surrounded by mature trees providing a dramatic backdrop.

DOUBLE DETACHED GARAGE *5.3m x 7.2m*

Electric door, power and lighting.

STORAGE *3.4m x 6.3m*

SIDE ELEVATION

Fully paved with patio stones and finished with a wooden constructed garden shed. Gated access to the front of the property.

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.

