



The Close, Goxhill, North Lincolnshire

Offers over £200,000







lovelle



## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 92 Square Metres
- Living Room
- Dining Room
- Kitchen
- Family Bathroom & WC
- Two Bedrooms
- Driveway
- Detached Garage
- Fully Enclosed Rear Garden
- EPC rating D







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## DESCRIPTION

**\*\*NO CHAIN\*\***

Hiding away on The Close, in the sought after village of Goxhill, is this charming detached two bedroom house. As you approach this property, you are greeted by a private front garden, enclosed by evergreen hedging, with plenty of parking.

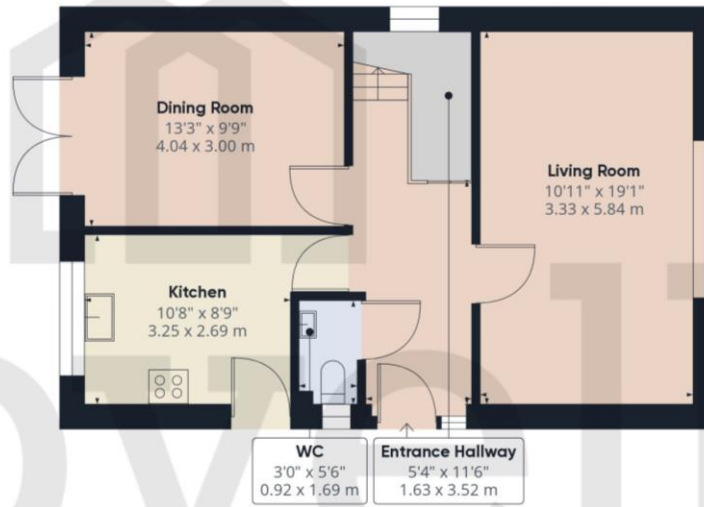
Once you step inside, the spacious hallway invites you to explore deeper. The doors to the left take you to the WC, kitchen and the dining room which features French doors taking you out to the rear garden. While to the right is the generous living room. To the first floor, there are two double bedrooms and a family bathroom.

By the time you have finished admiring this home, you find yourself in the rear garden with a quaint decking area, ideal for outdoor entertaining.

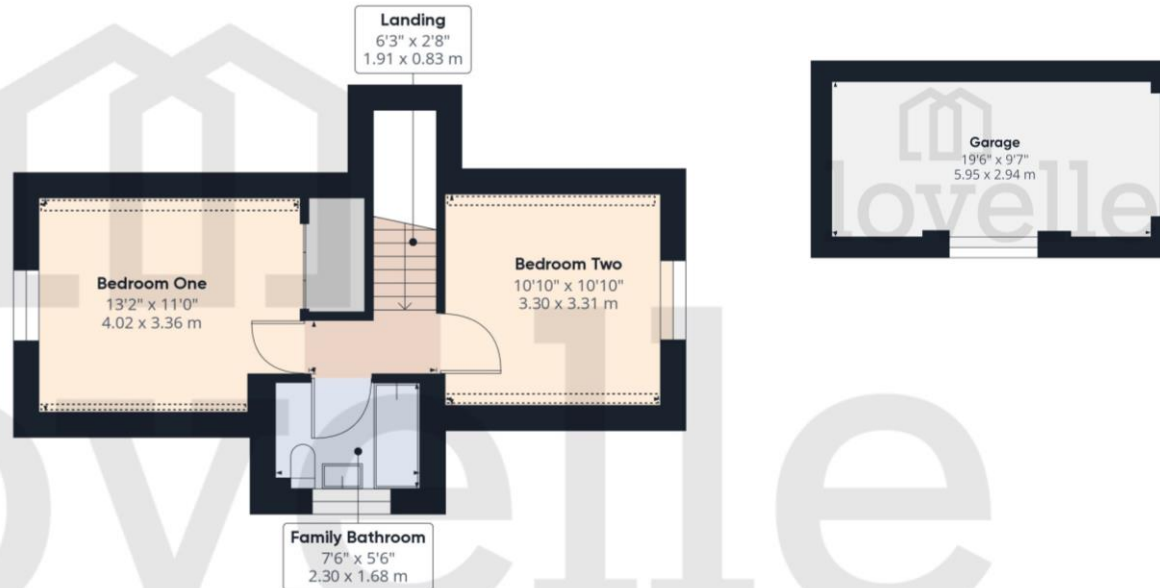
**VIEWING IS A MUST!**



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



## The Close, Goxhill, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band B

### 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		81 B
69-80	C		
55-68	D	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.

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**ENTRANCE** 1.6m x 3.5m

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms and a staircase taking you to the first floor accommodation. Handy under stairs cupboard.

**LIVING ROOM** 3.3m x 5.8m

A bright and airy space with a feature Adam style fireplace surround housing a coal effect fire. "Picture" window to the front elevation and a delightful dining area finish this room.

**KITCHEN** 3.2m x 2.6m

Range of wall and base units with contrasting work surfaces and decorative tiled splash backs. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric oven with a four ring gas hob and extraction canopy over. Plumbing for a washing machine, dishwasher and space for a tall fridge freezer. Window to the rear elevation and a half glazed UPVC door to the side elevation.

**DINING ROOM** 4m x 3m

Great space to entertain and receive guests.  
Double opening French doors to the rear garden.

**WC** 0.9m x 1.6m

White two piece suite incorporating a low flush WC and a wall mounted wash hand basin with hot and cold water taps.  
Window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** *4m x 3.3m*

Window to the rear elevation and a built in wardrobe.

**BEDROOM TWO** *3.3m x 3.3m*

Window to the front elevation.

**FAMILY BATHROOM** *2.3m x 1.6m*

White three piece bathroom suite incorporating a bathtub with a rain shower over, vanity wash hand basin with a mixer tap and a push button WC. Decorative waterproof panelling to the wet areas and a window to the side elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Predominantly laid to lawn with mature shrubbery, evergreen hedging and fencing surrounding it. Not to forget the driveway, offering ample off street parking, and access to the detached garage.

**DETACHED GARAGE 5.9m x 2.9m**

Up and over door, power and lighting.

**REAR ELEVATION**

A substantial rear garden, predominantly laid to lawn and fully enclosed by fencing and surrounded by mature trees and shrubbery, with a great decking area to entertain friends and family. Not to forget the hidden side garden, offering extra outdoor space.

**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.



