



Stothards Lane, Goxhill, North Lincolnshire

£425,000



lovelle



Key Features

- Total Floor Area: 208 Square Metres
- Open Plan Kitchen & Dining Area
- Parlour & Family Room
- Conservatory
- Utility Room & WC
- Four Bedrooms
- Family Bathroom & Three En-Suites
- Terrace & Enclosed Rear Garden
- Ample Driveway
- Double Detached Garage
- EPC rating C





DESCRIPTION

A RARE OPPORTUNITY TO OWN THIS IMPRESSIVE RESIDENCE.

As you approach this property, you are greeted by graceful trees adorning the boundary, a sweeping driveway and a double detached garage evoking the feeling of splendour.

Upon entering, this charming residence invites you into the entrance hall with doors opening to the spacious yet cosy parlour. While continuing straight on the property reveals a fabulous open plan kitchen with a dining area overlooking the garden. Not to forget the utility room and downstairs WC adding versatility and convenience to the property. Finishing the ground floor is the quaint conservatory, for those moments to enjoy the garden or entertain guests and family.

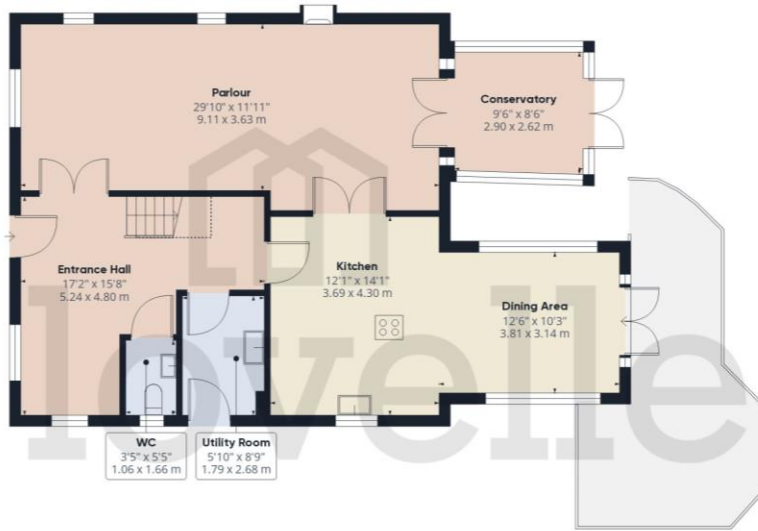
Continuing to the first floor you are presented with three double bedrooms with each benefitting from an en-suite. While the principal suite has its own dressing room. All while the second floor offers a fourth bedroom and a family room.

Outside of the property there is a fully enclosed rear garden with a manicured lawn and adorned with mature trees and shrubbery. Finished with a delightful terrace, perfect for outdoor entertaining guests and family.

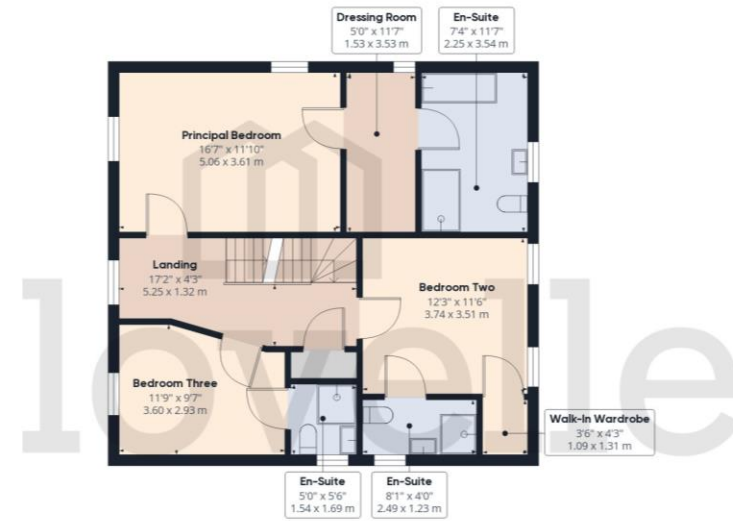
So book a viewing now and see it with your own eyes!



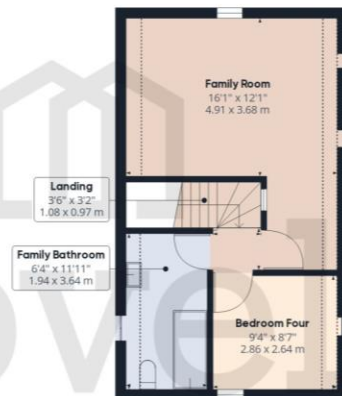
FLOORPLAN



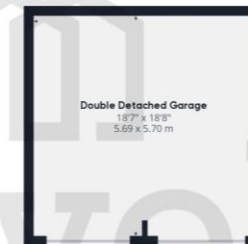
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Maple House, 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

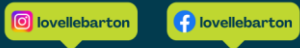
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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		85 B
69-80	C	78 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 HALL *5.2m x 4.8m*

Entered through a UPVC door into the hall. Doors to all principal rooms and a staircase to the first floor accommodation.

PARLOUR *9.1m x 3.6m*

Spacious room with a cast iron burner housed within a brick Inglenook fireplace. Perfect for those cold winter evenings and a great space to receive and entertain guests in.

Dual aspect with windows to the front and side elevation.

Double opening French doors to the conservatory and further doors to the open plan kitchen.

CONSERVATORY *2.9m x 2.6m*

Built on a low rise brick wall and fully double glazed with a polycarbonate roof. Double opening French doors to the terrace and the rear garden.

OPEN PLAN KITCHEN & DINING AREA:

KITCHEN *3.6m x 4.3m*

Range of wall and base units in a white finish with contrasting beech block work surfaces and decorative tiled splash backs. One and a half bowl stainless steel sink and drainer with a mixer tap. Five ring gas hob with an extraction canopy over and an inset double electric oven. Space for a tall fridge freezer.

Finished with a breakfast bar area.

Window to the side elevation.

DINING AREA *3.8m x 3.1m*

Generous dining area with double opening French doors, bridging the gap between indoors and the rear garden. Great space to entertain family, guests or enjoy a delicious meal. Not to forget the vaulted wooden ceiling, adding charm and character to this space.

Windows to the side elevations flooding the room with light.

UTILITY ROOM *1.7m x 2.6m*

Range of wall and base units with a contrasting work surface and tiled splash back. Plumbing for a washing machine and housing the combination boiler. Stainless steel sink and drainer with a swan neck mixer tap.

Half glazed UPVC door to the side elevation.

WC *1m x 1.6m*

Two piece suite incorporating a push button WC and a pedestal wash hand basin. Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL SUITE:

PRINCIPAL BEDROOM *5m x 3.6m*

Dual aspect with windows to the front and side elevation. Door to the dressing room.

DRESSING ROOM *1.5m x 3.5m*

Clothing rails and shelving.

Window to the side elevation and a door to the en-suite bathroom.

EN-SUITE *2.2m x 3.5m*

Four piece suite incorporating a push button WC, pedestal wash hand basin with hot and cold water taps, a walk in shower cubicle with a rain shower over and a freestanding clawfoot bathtub with a telephone style shower attachment.

Ceramic tiles throughout and a window to the rear elevation.

BEDROOM TWO *3.7m x 3.5m*

Two windows to the rear elevation and doors to the en-suite and walk in wardrobe.

WALK-IN WARDROBE *1m x 1.3m*

Clothing rails and shelving.

EN-SUITE *2.4m x 1.2m*

Three piece suite incorporating a push button WC, wall mounted wash hand basin with a mixer tap and a shower cubicle with a rain shower over.

Window to the side elevation.

BEDROOM THREE *3.6m x 2.9m*

Window to the front elevation and a door to the en-suite

EN-SUITE *1.5m x 1.6m*

Three piece suite incorporating a push button WC, wall mounted glass wash hand basin with a mixer tap and a shower cubicle with a rain shower over.

Window to the side elevation.

SECOND FLOOR ACCOMMODATION:

BEDROOM FOUR *2.8m x 2.6m*

Dual aspect with a round window to the side elevation and a roof window to the rear elevation.

Eaves storage access.

FAMILY BATHROOM *4.9m x 3.6m*

Three piece bathroom suite incorporating a push button WC, pedestal wash hand basin with a mixer tap and a bathtub with a mixer tap and a rain shower over.

Ceramic tiles throughout and a window to the front elevation.

Eaves storage access.

FAMILY ROOM *1.9m x 3.6m*

Bright and quaint room, perfect to enjoy a movie or host a games night.

Triple aspect with multiple windows to the rear, front and side elevation.

Eaves storage access.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Minimalist front garden with mature shrubbery and trees offering privacy from the surrounding properties and the road. Ample gravel driveway offers plenty of parking for multiple vehicles and access to the double detached garage and to the rear garden.

DOUBLE DETACHED GARAGE 5.6m x 5.7m

Up and over doors, power and lighting.

REAR ELEVATION

Fully enclosed by wooden fencing and surrounded by mature trees and shrubbery. Predominantly laid to lawn with a charming terrace, perfect to entertain or receive guests. Finished with a further seating area and a side garden with 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.

BROADBAND TYPE

Standard- 7 Mbps (download speed), 0.8 Mbps (upload speed),
Superfast - 75 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - O2, Vodafone.

