



Farrows Pond, Goxhill, North Lincolnshire

£395,000

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lovelle



## Key Features

- Total Floor Area:- 239 Square Metres
- Open Plan Kitchen / Living & Dining
- Lounge & Office
- Utility Room & WC
- Five Double Bedrooms
- Two En-Suites & Family Bathroom
- Enclosed Rear Garden
- Annexe & Workshop
- Ample Driveway
- Two Integral Garages
- EPC rating C





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## DESCRIPTION

An impressive five bedroom detached family home tucked away in the sought after village of Goxhill. Sympathetically enhanced in recent years, creating a unique fusion, blending rustic charm with a traditional interior.

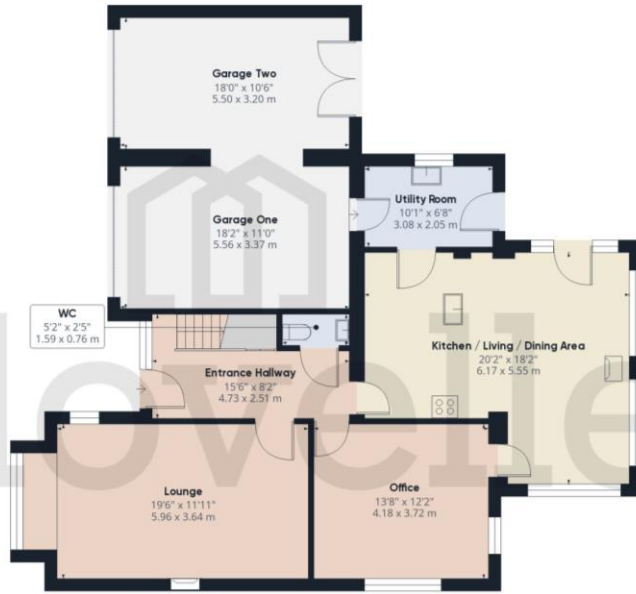
As you drive up to this residence, the driveway enhances the stature of this property, providing ample off street parking and access to the double integral garages. Once inside, the welcoming hallway invites you to explore this tastefully styled, well appointed accommodation including a comfortable lounge with a bay window, that floods the room with light. A fabulous open plan kitchen, dining area finished off with a log burner. Making this space perfect for entertaining or enjoying a quiet moment to yourself. Adjacent are the utility areas, garages, and a hot tub tucked away for privacy and relaxation. Further to enhance the beauty of this home is the principal bedroom, located on the second floor, with a freestanding bath, for those moments when you want to escape the world and relax.

As you step outside, you are greeted by the lovingly tended garden, adorned with mature trees, shrubbery, and colourful plantings. It stops you in your track, making you admire the wonders of the outdoor space. And to finish off this home, is the annexe with a WC and a workshop.

Viewing is a pure delight.



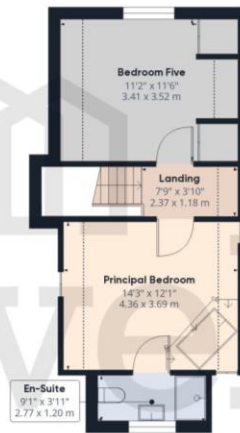
# FLOORPLAN



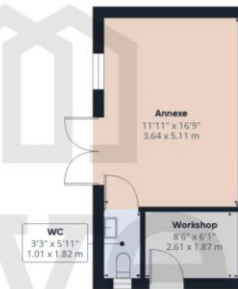
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

## Farrows Pond, Goxhill, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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		83 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.

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**ENTRANCE** 4.7m x 2.5m

Entered via a fully glazed UPVC door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LOUNGE** 5.9m x 3.6m

A light and bright room with a walk in bay window to the front elevation and a further window to the side elevation. Finished with a delightful log burner, for those cold winter evenings.

**OPEN PLAN LIVING** 6.1m x 5.5m**KITCHEN**

Comprehensive range of wall and base units in a cream gloss finish with contrasting work surfaces and decorative tiled splash backs. Inset electric oven, microwave and a four ring gas hob with extraction canopy over, integral larder fridge. Composite one and a half bowl sink with a swan neck mixer tap, plumbing for a dishwasher. Doors to the utility areas and garage.

**DINING / LIVING AREA**

A spectacular open plan living area with a log burner and windows overlooking the garden, flooding this room with light. Perfect space to entertain in or enjoy on a cold winter's evening. Door to the patio area and the garden.

**OFFICE** 4.1m x 3.7m

Dual aspect with windows to the rear and side elevation.

**UTILITY ROOM** 3m x 2m

Range of wall and base units with contrasting work surfaces. Plumbing for a washing machine and space for a tumble dryer. Ceramic sink with a mixer tap. Window to the side elevation and a door to the garage and a fully glazed UPVC door to the rear garden.

**WC** 1.5m x 0.7m

White two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM TWO** *4.3m x 3.6m*

Fitted bedroom furniture incorporating multiple wardrobes with chest of drawers. Window to the front elevation and a door to the en-suite.

**EN-SUITE** *1.5m x 3m*

Three piece suite incorporating a push button WC, vanity wash hand basin and a double shower cubicle with a pressure shower. Window to the side elevation and ceramic tiles throughout.

**BEDROOM THREE** *4.1m x 3.6m*

Window to the rear elevation.

**BEDROOM FOUR** *4.1m x 3m*

Window to the rear elevation. Doors to two storage cupboards.

**DRESSING ROOM** *3.6m x 3.4m*

Window to the front elevation.

**FAMILY BATHROOM** *3m x 1.8m*

Four piece suite incorporating a push button WC, pedestal wash hand basin with a mixer tap, bathtub with a shower over and a mixer tap and a double walk in shower cubicle. Window to the rear elevation. Ceramic tiles to the wet areas.

**SECOND FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** *4.3m x 3.6m*

Double ended, freestanding bathtub with a mixer tap and a shower attachment. Two roof windows to the rear elevation and a door to the en-suite. Access to the eaves storage.

**EN-SUITE** *2.7m x 1.2m*

Three piece suite incorporating a push button WC, wall mounted wash hand basin and a double walk in shower cubicle. Window to the side elevation and ceramic tiles throughout.

**BEDROOM FIVE** *3.4m x 3.5m*

Window to the side elevation. Built in storage cupboards.

**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

Block paved driveway providing ample off street parking for several vehicles. Access to the integral garages and the rear garden.

**GARAGE ONE** *5.5m x 3.3m*

Roller door to the front elevation. Power and lighting. Archway through to garage two.

**GARAGE TWO** *5.5m x 3.2m*

Roller door to the front elevation. Power and lighting. French doors to the rear elevation leading to the hot tub area.

**REAR ELEVATION**

Fully enclosed rear garden, laid to lawn with decorative borders, mature trees and a lovely pond. Part of the garden is laid to artificial lawn with the hot tub and a wooden pergola, multiple patio areas making it perfect for outdoor entertaining. An annexe finishes off the garden.

**ANNEXE** *3.6m x 5.1m*

Power and lighting.

**WC** *1m x 1.8m*

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

**WORKSHOP** *2.6m x 1.8m*

**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- 5 Mbps (download speed), 0.7 Mbps (upload speed),  
Superfast - 45 Mbps (download speed), 8 Mbps (upload speed).

**MOBILE COVERAGE**

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

