



The Square, Goxhill, North Lincolnshire

£120,000




lovelle



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Key Features

- ****NO CHAIN****
- Total Floor Area:- 89 Square Metres
- Lounge
- Dining Room
- Galley Style Kitchen
- Downstairs WC
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Central Location
- EPC rating D





DESCRIPTION

This traditional terraced property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

Boasting well proportioned accommodation to include a bright lounge with a feature walk in bay window and a fabulous dining room. Traditional galley style kitchen with a downstairs WC. While the first floor offers two bedrooms and a family bathroom.

Outside, there is a low maintenance courtyard and a rear garden with mature trees and shrubbery surrounding the area making it feel quiet and private.

Gated shared access through to neighbouring properties.

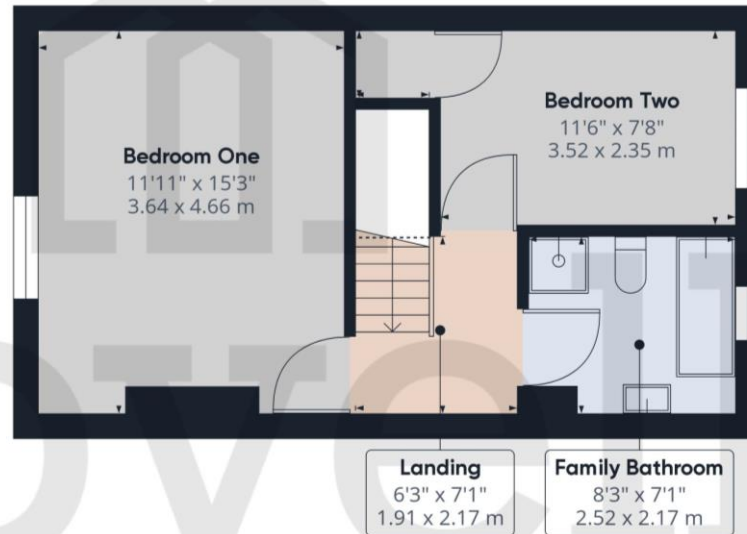
VIEWING IS ESSENTIAL!



FLOORPLAN



Ground Floor



Floor 1

The Square, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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	64 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 4.7m x 0.9m

Entered through a half glazed composite door into the hallway. Doors to lounge and dining room and a staircase to the first floor accommodation.

LOUNGE 4.1m x 3.6m

Spacious lounge with a feature walk in bay window, to the front elevation, flooding the room with light. Finished with an electric fireplace.

DINING ROOM 3.5m x 4.7m

Bright and airy room with an electric stove, adding a little charm. Door to the kitchen, window to the rear elevation and a handy under stairs storage cupboard.

KITCHEN 3.9m x 1.8m

Range of wall and base units in a white gloss finish with contrasting work surfaces and upstands. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset double electric oven and a four ring hob with an extraction canopy over. Integral fridge freezer and plumbing for a washing machine.

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

WC 1m x 1m

Push button WC and housing the combination boiler.

Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.6m x 4.6m*

Window to the front elevation.

BEDROOM TWO *3.5m x 2.3m*

Window to the rear elevation and a built in storage cupboard.

FAMILY BATHROOM *2.5m x 2.1m*

Four piece bathroom suite incorporating a bathtub with hot and cold water taps, shower cubicle with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Ceramic tiles throughout and a window to the rear elevation.

LOFT

Fully boarded space with lighting and electrics. Adding extra storage to the property.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Partially enclosed by a low rise brick wall. Predominantly laid with gravel with a walkway leading to the house.

REAR ELEVATION

Substantial rear garden, divided into multiple areas. Lovely rear courtyard with shared access between properties. Further on the garden is predominantly laid to lawn and fully enclosed by fencing and brick walls. Not to forget a further gravelled seating area at the end of the garden, great for outdoor entertaining family and guests.

Finished with a timber constructed garden shed and mature shrubbery.

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- 6 Mbps (download speed), 0.8 Mbps (upload speed),
Superfast - 70 Mbps (download speed), 18 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

