



North End, Goxhill, North Lincolnshire

£450,000



  
lovelle





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## Key Features

- Total Floor Area: 148 Square Metres
- Sat In Circa 0.4 Acres
- Lounge & Conservatory
- Breakfast Kitchen
- Dining Room
- Utility Room & WC
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Landscaped Gardens
- Double Detached Garage & Ample Driveway
- EPC rating B









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## DESCRIPTION

Enjoying 0.4 acres of landscaped gardens is this charming detached bungalow. Approaching this home you are greeted by a sweeping driveway with plenty of parking. Not to forget the detached garage, adding extra storage space.

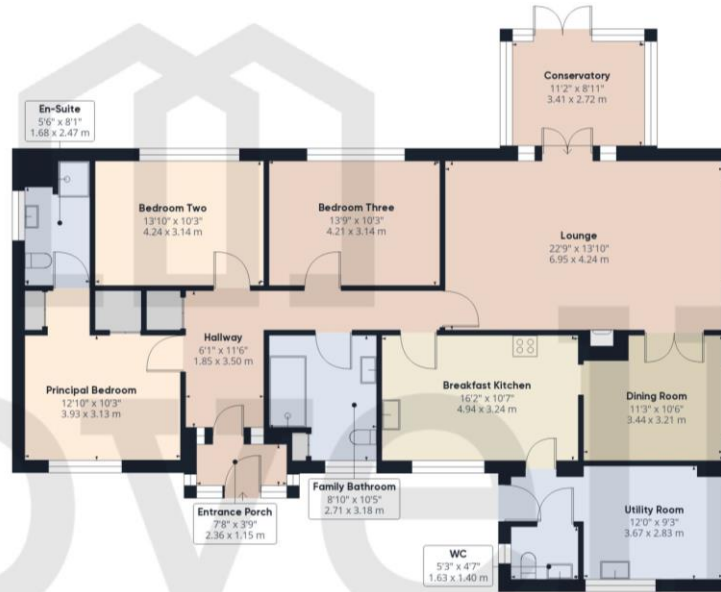
Once inside, the spacious hallway invites you to explore deeper. To the left are three double bedrooms. With the principal one benefitting from an en-suite shower room, and the rest from a family bathroom. Further on, there are multiple reception rooms - lounge with a conservatory to enjoy the garden from. Cosy dining room with the breakfast kitchen joining it, making the perfect arrangements for entertaining guests and family. Not to forget the utility room and WC adding functionality and versatility to the property.

Finishing this bungalow is the garden. Fully wrapping around the house and divided into multiple "garden rooms". Mature trees, shrubbery and colourful plantings add whimsical charm. Perfect for outdoor entertaining or enjoying a moment to yourself.

Do not hesitate and book a viewing today!



## FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2

## North End, 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	86 B
69-80	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** 3.5m x 1.85m (11'6" x 6'1")

Entered through a composite door with sidelights via a porch into the "L" shaped hallway. Doors to all principal rooms and a handy storage cupboard.

**LOUNGE** 4.24m x 6.95m (13'11" x 22'10")

Spacious room with a feature brick fireplace housing a cast iron stove. Great for those cold winter evenings. Double opening doors to the dining room and French doors to the conservatory.

Window to the side elevation.

**CONSERVATORY** 2.72m x 3.41m (8'11" x 11'2")

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof. Double opening French doors to the decking area.

**BREAKFAST KITCHEN** 3.24m x 4.94m (10'7" x 16'2")

Comprehensive range of wall and base units with contrasting work surfaces and tiled splash backs. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Inset electric double oven and a four ring hob with an extraction canopy over. Integral dishwasher and space for an American style refrigerator. Finished with a breakfast bar area for those busy mornings.

Window to the front elevation and doors to the dining and utility room.

**DINING ROOM** 3.21m x 3.44m (10'6" x 11'4")

Window to the side elevation.

**UTILITY ROOM** 2.83m x 3.67m (9'4" x 12'0")

Range of wall and base units with contrasting work surfaces and upstands. Ceramic Belfast sink with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer, housing the combination boiler.

Door to the WC and a window and a half glazed UPVC door to the front elevation.

**WC** 1.4m x 1.63m (4'7" x 5'4")

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



**PRINCIPAL BEDROOM** 3.13m x 3.93m (10'4" x 12'11")

Built-in bedroom furniture incorporating multiple wardrobes and shelving. Door to the en-suite and a window to the front elevation.

**EN-SUITE** 2.47m x 1.68m (8'1" x 5'6")

Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the side elevation.

**BEDROOM TWO** 3.14m x 4.24m (10'4" x 13'11")

Fitted wardrobe and a "picture" window to the rear elevation overlooking the garden.

**BEDROOM THREE** 3.14m x 4.21m (10'4" x 13'10")

"Picture" window to the rear elevation overlooking the garden.

**FAMILY BATHROOM** 3.18m x 2.71m (10'5" x 8'11")

Four piece suite incorporating a double shower cubicle with an electric shower over, push button WC, bidet and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the front elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Gated access with a sweeping driveway offering ample off street parking. Mature trees and evergreen hedging add privacy to the property.

### **DOUBLE DETACHED GARAGE 2.87m x 5.79m (9'5" x 19'0")**

Automatic garage doors, power and lighting.

### **WORKSHOP 2.21m x 3.45m (7'4" x 11'4")**

Power and lighting

### **REAR ELEVATION**

Fabulous garden, fully wrapping around the bungalow with multiple seating areas and flower borders. Predominantly laid to lawn with a pond, adding a touch of tranquility to this space. Finished with a timber constructed garden shed and a further outbuilding.

### **SOLAR PANELS**

Discuss via agent.

### **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- 4 Mbps (download speed), 0.5 Mbps (upload speed),  
Superfast - 45 Mbps (download speed), 8 Mbps (upload speed).

**MOBILE COVERAGE**

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

