



All Saints Close, Goxhill, North Lincolnshire

Offers over £180,000





Key Features

- Total Floor Area:- 67 Square Metres
- Quiet Cul-De-Sac
- Kitchen Diner
- Living Room
- Two Bedrooms
- Shower Room
- Conservatory/Utility Room
- Private Enclosed Garden
- Driveway
- EPC rating B





DESCRIPTION

Situated on the quiet cul-de-sac of All Saints Close, is this detached bungalow. The property is ready for someone new to put their own mark on it.

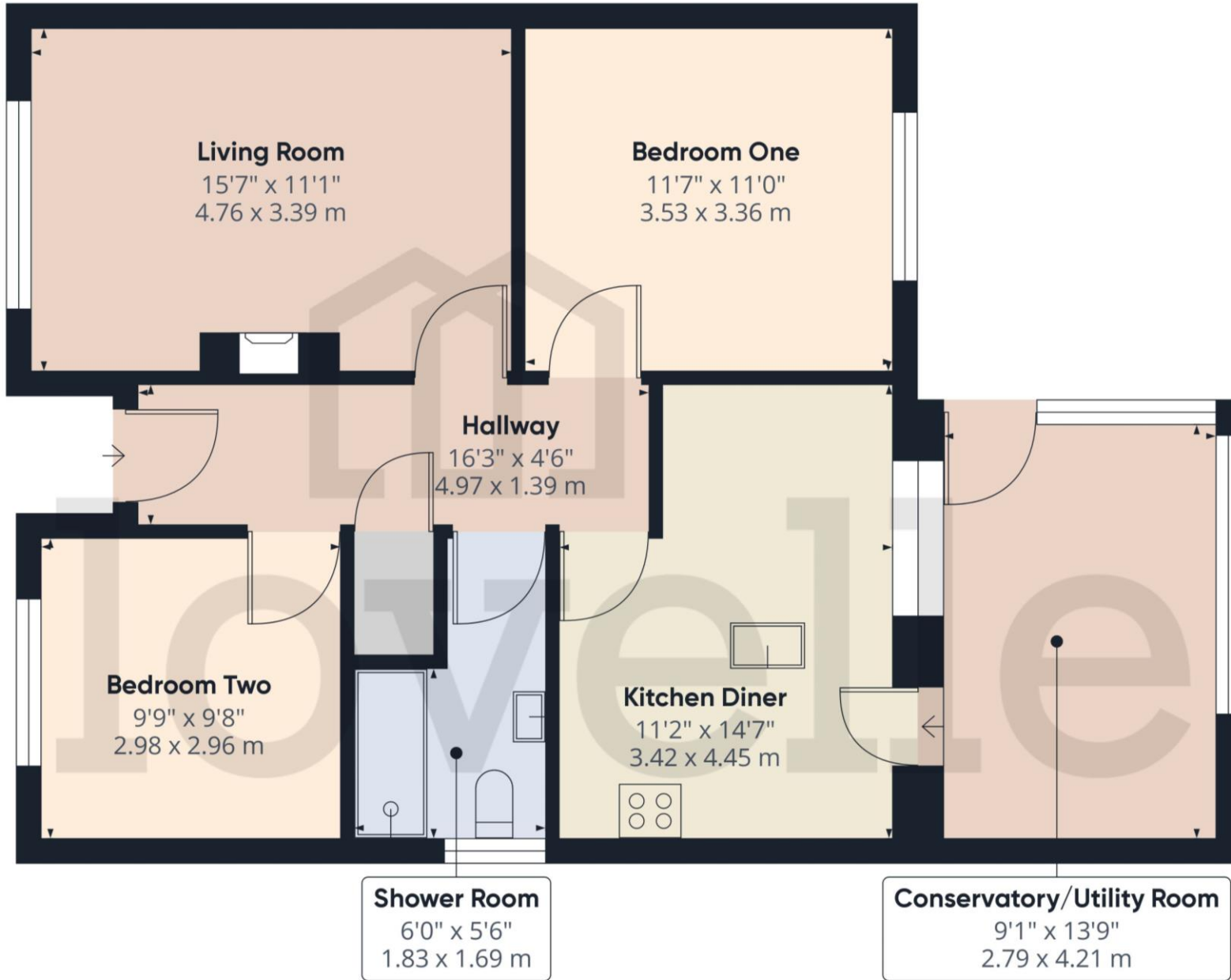
This deceptively spacious accommodation includes a light and airy entrance hallway, welcoming you in to view the property. A door to the right opens to the kitchen diner overlooking the rear garden with the adjacent conservatory. Further on, to the left is a comfortable living room. Offering great space to relax while the cast iron stove adds a grounding feature to the room. Not to forget the two bedrooms, all benefitting from a shower room.

Finishing this home is the rear garden. Predominantly laid to lawn with mature shrubbery, colourful plantings, and multiple seating areas. While the front offers a driveway with plenty of parking and access to the rear.

VIEWING IS HIGHLY RECOMMENDED!



FLOORPLAN



All Saints Close, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band C

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	88 B	91 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.

Follow us on:



ENTRANCE 1.39m x 4.97m (4'7" x 16'4")

Entered through a UPVC door into the welcoming hallway. Doors to all principal rooms and a handy storage cupboard.

LIVING ROOM 3.39m x 4.76m (11'1" x 15'7")

Bright and airy room with a cast iron stove, perfect for those cold winter evenings.

Bow bay window to the front elevation.

KITCHEN DINER 4.45m x 3.42m (14'7" x 11'2")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Freestanding cooker with a four ring gas hob and an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap and space for a tall fridge freezer. Finished with a dining area.

Window to the rear elevation overlooking the garden and a door to the conservatory.

CONSERVATORY/UTILITY ROOM 4.21m x 2.79m (13'10" x 9'2")

Double glazed with a polycarbonate roof and half glazed door to the rear patio. Perfect to enjoy the views or entertain friends and family.

Plumbing for a washing machine and space for a tumble dryer.

BEDROOM ONE 3.36m x 3.53m (11'0" x 11'7")

Window to the rear elevation.

BEDROOM TWO 2.96m x 2.98m (9'8" x 9'10")

Window to the front elevation.

SHOWER ROOM 1.69m x 1.83m (5'6" x 6'0")

Three piece suite incorporating a walk in shower cubicle with an electric shower over, push button WC and a pedestal hand wash basin with hot and cold water taps. Waterproof panelling throughout.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Ample driveway provides off street parking for multiple vehicles with gated access to the rear garden.

REAR ELEVATION

Fully enclosed private garden with feather board fencing providing privacy from the surrounding properties. Laid to lawn with mature trees and shrubbery adorning the boundary of the garden. While multiple seating areas offer great spaces to entertain or receive guests.

A timber constructed shed finishes off this lovely garden.

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), 0.6 Mbps (upload speed),
Superfast - 80 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.

