



Churchside, Goxhill, North Lincolnshire

£250,000







lovelle



## Key Features

- Total Floor Area:- 101 Square Metres
- Barn Conversion
- Kitchen Diner
- Living Room
- Cloakroom WC
- Three Bedrooms
- En-Suite & Family Bathroom
- Fully Enclosed Rear Garden
- Detached Garage
- Driveway
- EPC rating C









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## DESCRIPTION

Nestled within the serene setting of Churchside, framed against the countryside landscape, lies this grade II listed property, ready for you to call home.

Upon entering, the ground floor unveils a cosy living room, adorned with a rustic Inglenook fireplace, adding charm to this space and accentuated by delightful French doors, providing a perfect setting for you to entertain guests, friends and family. Not to forget the country style kitchen diner overlooking the rear garden and finished with a downstairs WC. While the first floor offers three bedrooms, sleek and modern bathroom suite and the principal bedroom benefitting from its very own en-suite. Once you have finished admiring this home, you find yourself in the garden. Fully enclosed and private, perfect to relax and enjoy a moment to yourself. Finished with a detached garage and parking at the rear.

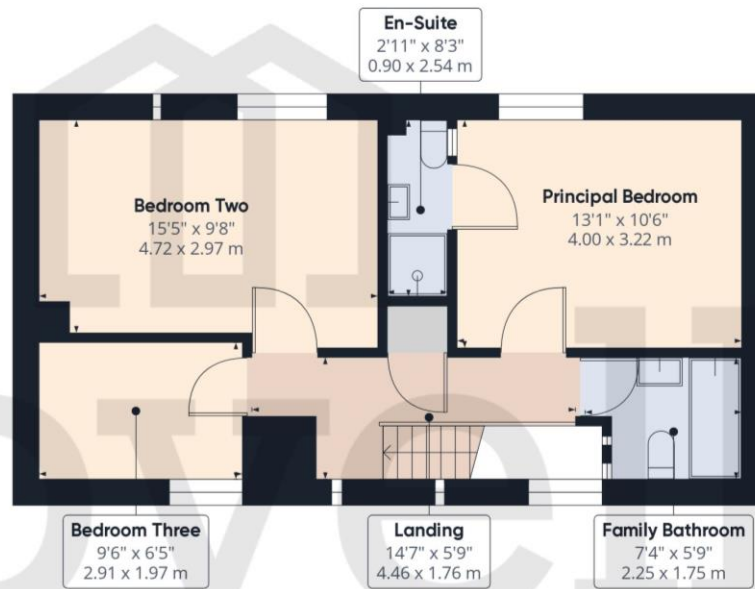
Immerse yourself in the delectable brew of homely comfort, modern aesthetics, and the rich locale, all awaiting your arrival.



## FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1





## Churchside, 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		82 B
69-80	C	70 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** 1.76m x 5.94m (5'10" x 19'6")

Entered through a wooden door, with sidelights, into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

**LIVING ROOM** 5.11m x 4.72m (16'10" x 15'6")

Spacious yet cosy. Flooded with light by double opening French doors and multiple windows throughout the room. Grounded by a brick Inglenook fireplace housing a cast iron stove. Perfect space to relax in or enjoy a cosy evening with family or friends.

**KITCHEN DINER** 3.23m x 4.66m (10'7" x 15'4")

Comprehensive range of wall and base units in a dove grey finish with contrasting beech block work surfaces and decorative tiled splash backs. Double bowl Belfast sink with a swan neck mixer tap. Freestanding Rangemaster cooker with multiple ovens and a five ring hob with an extraction canopy over. Integral fridge freezer, microwave and a coffee machine. Plumbing for a washing machine and a dishwasher. Window overlooking the garden and a door to the rear elevation.

**WC** 0.79m x 1.95m (2'7" x 6'5")

Two piece suite incorporating a low flush WC and a pedestal wash hand basin with hot and cold water taps.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.22m x 4m (10'7" x 13'1")

Spacious bedroom with a window to the rear elevation and a door to the en-suite.

**EN-SUITE** 2.54m x 0.9m (8'4" x 3'0")

Three piece suite incorporating a high flush WC, vanity wash hand basin and a walk-in shower cubicle with a shower over. Chrome effect towel rail radiator and decorative ceramic tiles to the wet areas.

**BEDROOM TWO** 2.97m x 4.72m (9'8" x 15'6")

Two windows to the rear elevation.

**BEDROOM THREE** 1.97m x 2.91m (6'6" x 9'6")

Window to the front elevation.

**FAMILY BATHROOM** 1.75m x 2.25m (5'8" x 7'5")

Three piece bathroom suite incorporating a freestanding clawfoot bathtub with a telephone style shower attachment and a mixer tap, high flush WC and a vanity wash hand basin with hot and cold water taps. Chrome effect towel rail radiator and decorative ceramic tiles to the wet areas.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Charming and simple with mature trees and shrubbery adorning it. Gated driveway to the rear and access to the garage and the garden.

**REAR ELEVATION**

Fully enclosed by fencing and predominantly laid to lawn with an extended patio area for outdoor entertaining. Finished with a detached garage and gated access to the driveway and parking.

**DETACHED GARAGE** *2.68m x 5.28m (8'10" x 17'4")*

Up and over door, power and lighting.

**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 - 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.

