



North End, Goxhill, North Lincolnshire

Offers over £475,000

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Key Features

- Total Floor Area: 260 Square Metres
- Central Village Location
- Open Plan Family Kitchen
- Dining Room
- Games Room & Office
- Five Double Bedrooms
- Two Bathrooms & Utility Room
- Landscaped Garden & Terrace
- Double Garage
- Driveway
- EPC rating D





DESCRIPTION

Situated in the sought after village of Goxhill is this spacious detached family home.

Approaching this property, a gravelled driveway and a double garage greet you. Once inside, it opens up to a cosy entrance hall with an adjacent dining room and a downstairs bedroom. Continuing, the open plan family kitchen makes it perfect for family gatherings or entertaining guests and friends. Not to forget the utility room and downstairs bathroom, adding convenience and versatility to the property.

As you make your way to the first floor, four double bedrooms and an office welcome you. With all benefitting from a family bathroom. Finished with a games room, for those fun family nights.

Completing this property is the garden. A spectacular space with multiple seating areas, well looked after "garden rooms" and a delightful terrace for entertaining or enjoying a moment to yourself. Surrounded by mature, colourful plantings and trees.

Do not miss this opportunity to acquire such a unique family home!



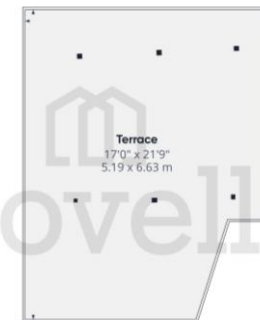
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



North End, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

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		84 B
69-80	C		
55-68	D	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 HALL 3.63m x 3.33m (11'11" x 10'11")

Entered through a composite door into the entrance hall. Door to the hallway and two windows to the front elevation. Decorative wooden beams on the ceiling.

DINING ROOM 3.64m x 3.34m (11'11" x 11'0")

Bright and airy room with a bow bay window to the front elevation and a further window to the side elevation. Decorative wooden beams on the ceiling.

REAR LOBBY 3.81m x 4.85m (12'6" x 15'11")

Spacious room with a composite door with sidelights to the side elevation and a further half glazed UPVC door to the rear garden. Staircase to the games room and doors to the kitchen and downstairs bathroom.

OPEN PLAN FAMILY KITCHEN: 5.83m x 10.13m (19'1" x 33'2")

KITCHEN

Comprehensive range of wall and base units in a cream finish with contrasting work surfaces and upstands. Double Belfast sink and drainer with a swan neck mixer tap. Two inset eye level electric ovens and a five ring hob. Integral dishwasher and a tall fridge and a freezer. Finished with a breakfast bar area and a central island, offering extra storage space.

Double bifold doors to the rear garden.

FAMILY AREA

Calming and cosy space with a multi-fuel burner, perfect for those cold winter evenings.

Window to the side elevation overlooking the garden.

UTILITY ROOM 2.53m x 2.15m (8'4" x 7'1")

Work surface with storage shelving underneath. Stainless steel sink with a swan neck mixer tap. Plumbing for a washing machine and space for a tumble dryer.

Window to the side elevation and a handy storage cupboard.

BEDROOM ONE 3.65m x 5.46m (12'0" x 17'11")

Fitted bedroom furniture incorporating multiple wardrobes and a feature fireplace housing a cast iron stove.

Dual aspect with window to the side and bow bay window to the front elevation.

BATHROOM 1.87m x 3.29m (6'1" x 10'10")

White three piece suite incorporating a double walk in shower cubicle with a rain shower over, wall mounted wash hand basin with a mixer tap and a push button WC.

Chrome effect towel rail radiator, ceramic tiles throughout and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

GAMES ROOM 3.72m x 10.27m (12'2" x 33'8")

Generous space to entertain, host a party or have family time. Multiple roof windows flood this space with light.

BEDROOM TWO 3.76m x 4.67m (12'4" x 15'4")

Roof window to the side elevation.

BEDROOM THREE 3.58m x 3.16m (11'8" x 10'5")

Window to the front elevation.

BEDROOM FOUR 3.65m x 3.37m (12'0" x 11'1")

Window to the front elevation.

BEDROOM FIVE 3.69m x 3.36m (12'1" x 11'0")

Window to the front elevation.

OFFICE 2.52m x 2m (8'4" x 6'7")

Window to the side elevation.

FAMILY BATHROOM 2.61m x 2.25m (8'7" x 7'5")

White three piece bathroom suite incorporating a bathtub with a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles to the wet areas, chrome effect towel rail radiator and a window to the side elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Formal front garden with a manicured lawn and mature shrubbery. Gravelled driveway to the side with access to the garage and the rear garden.

DOUBLE GARAGE 7.2m x 6.36m (23'7" x 20'11")

Up and over door, power and lighting.

REAR ELEVATION

Established rear garden with mature trees, plantings and a manicured lawn. Fully enclosed by fencing and offering privacy and evoking a feeling of cosiness. Multiple "garden rooms" including a vegetable patch with multiple seating areas and established borders throughout.

Perfect for outdoor entertaining guests and family.

TERRACE 6.63m x 5.19m (21'10" x 17'0")

Covered terrace offering great space to entertain or perfect for hosting a barbeque.

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), 0.7 Mbps (upload speed),
Superfast - 50 Mbps (download speed), 9 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

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

