



The Square, Goxhill, North Lincolnshire

£249,000





Key Features

- ****NO CHAIN****
- Total Floor Area: 187 Square Metres
- Kitchen & Breakfast Room
- Dining Room
- Lounge & Sitting Room
- Utility Room
- Downstairs Boutique Style Shower Room
- Three Bedrooms
- Boutique Style Bathroom
- Driveway & Courtyard
- South Facing Front and Rear Gardens
- EPC rating G
- Potential For an Annexe or a Fourth Bedroom





DESCRIPTION

****NO CHAIN****

This charming character property is waiting for new owners to put their own stamp on it.

Situated in the ever popular village of Goxhill, making it a perfect home for a family or someone looking to escape the busy city lifestyle.

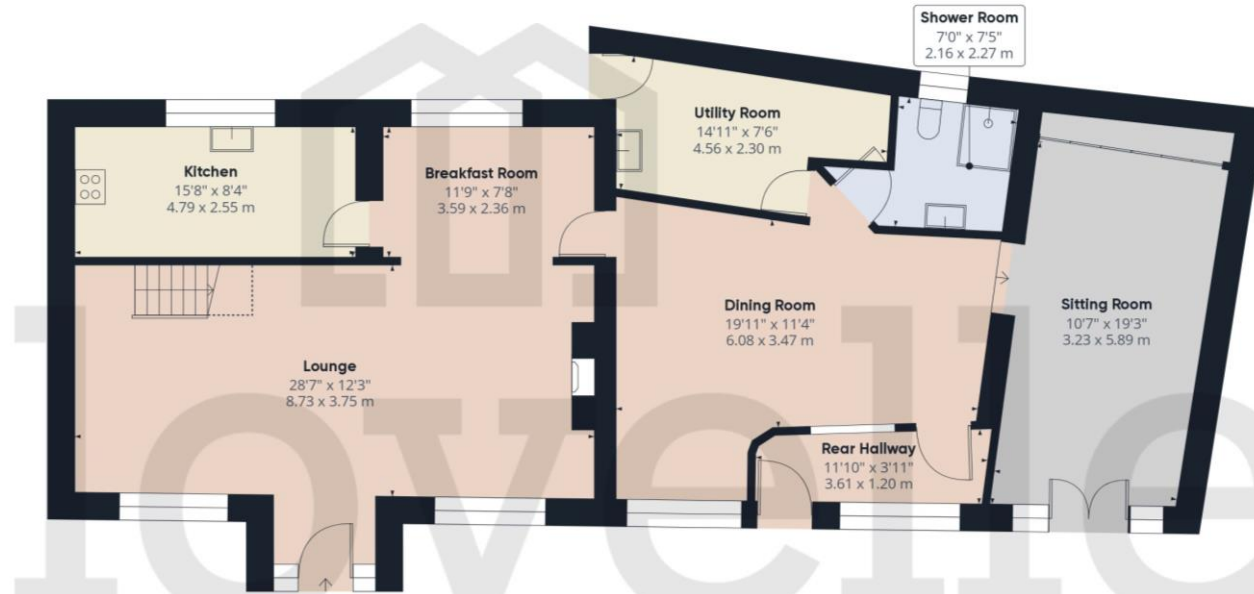
This generously proportioned accommodation opens with a spacious lounge and an adjacent breakfast room and kitchen. Great space for the full family to enjoy. While the formal dining room and sitting room create great areas to entertain or receive guests and friends in. With potential to be turned into an annexe or a fourth bedroom. As for the first floor, it offers three bedrooms and a boutique style bathroom.

Finishing the home is the garden. Separated into three areas with an array of shrubbery, colourful plantings and beautiful mature trees adorning the boundary.

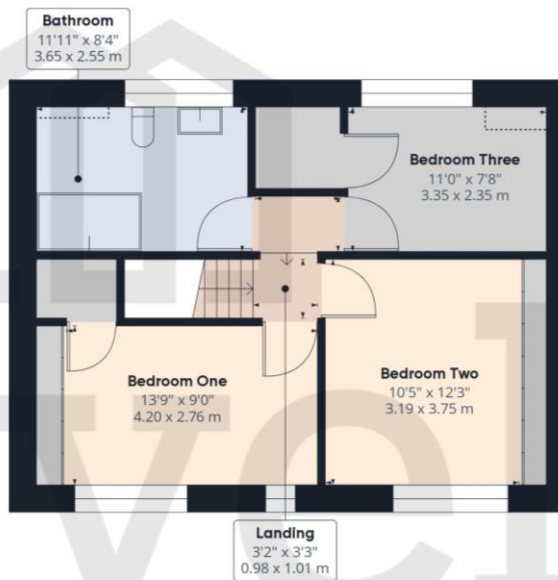
VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Ground Floor



Floor 1

The Square, 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

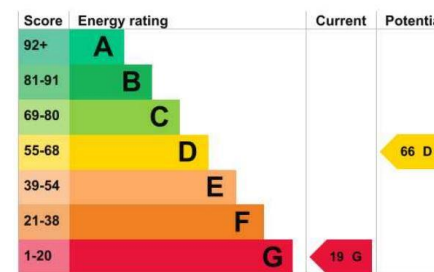
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SKB Estates Limited T/A Lovelle Estate Agency

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.



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

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

LOUNGE 8.73m x 3.75m (28'7" x 12'4")

Spacious room with a feature cast iron open flame fire, sitting on a tiled hearth. Perfect for those cold winter evenings.

Two windows to the side elevation and an archway to the breakfast room.

BREAKFAST ROOM 3.59m x 2.36m (11'10" x 7'8")

Quaint area connecting to the kitchen. Perfect for dining, breakfast or used as a snug or a study.

Window to the side elevation.

KITCHEN 4.79m x 2.55m (15'8" x 8'5")

Range of wall and base units with beech block style work surfaces. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Freestanding cooker with a double oven and a five ring hob with an extraction canopy over. Space for a dishwasher and a further under counter appliance.

Window to the side elevation.

DINING ROOM 6.08m x 3.47m (19'11" x 11'5")

A vast space and perfect for entertaining or receiving guests.
Window to the side elevation.

SITTING ROOM 3.23m x 5.89m (10'7" x 19'4")

An airy room with French doors taking you out to the courtyard and the rear garden. Finished with fitted wardrobes for extra storage.
(Potential for a fourth bedroom).

UTILITY ROOM 4.56m x 2.3m (15'0" x 7'6")

Range of wall and base units with contrasting work surfaces. White ceramic sink and drainer with a swan neck mixer tap. Plumbing for a washing machine and space for further appliances. Housing for the boiler.
Half glazed wooden door to the front elevation.

SHOWER ROOM 2.16m x 2.27m (7'1" x 7'5")

Three piece suite incorporating a shower cubicle with a power shower over, push button WC with a bidet attachment and a granite pedestal wash and basin with a mixer tap. White tiles throughout and a chrome effect towel rail radiator.
Window to the side elevation.

REAR HALLWAY 3.61m x 1.2m (11'10" x 3'11")

Excellent room to use for coats, storage or as a bootroom.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.2m x 2.76m (13'10" x 9'1")*

Fitted bedroom furniture incorporating multiple wardrobes and a storage cupboard. Window to the side elevation overlooking the front garden.

BEDROOM TWO *3.19m x 3.75m (10'6" x 12'4")*

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the side elevation overlooking the front garden.

BEDROOM THREE *3.35m x 2.35m (11'0" x 7'8")*

Storage cupboard and a window to the side elevation.

FAMILY BATHROOM *3.65m x 2.55m (12'0" x 8'5")*

Three piece boutique style bathroom suite incorporating a bathtub with a freestanding shower attachment and a mixer tap, push button WC and a vanity unit with a black granite wash hand basin and a mixer tap.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

South facing, fully enclosed by brick walls, fencing and fully laid to lawn. Adorned with mature shrubbery and plantings.

REAR ELEVATION:**COURTYARD**

A lovely canopied space with a driveway to the side providing ample off street parking and access to the rear garden.

GARDEN

A substantial south facing rear garden, surrounded by brick walls and fencing. Predominantly laid to lawn with mature trees surrounding it. Finished with a timber constructed garden shed.

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- 17 Mbps (download speed), 1 Mbps (upload speed),
Superfast- 80 Mbps (download speed), 20 Mbps (upload speed).

MOBILE COVERAGE

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

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