



Thornton Road, Goxhill, North Lincolnshire

£190,000

3 1 2

lovelle



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Key Features

- Total Floor Area:- 89 Square Metres
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Ample Driveway
- Detached Garage
- Courtyard
- Enclosed Rear Garden
- EPC rating D





DESCRIPTION

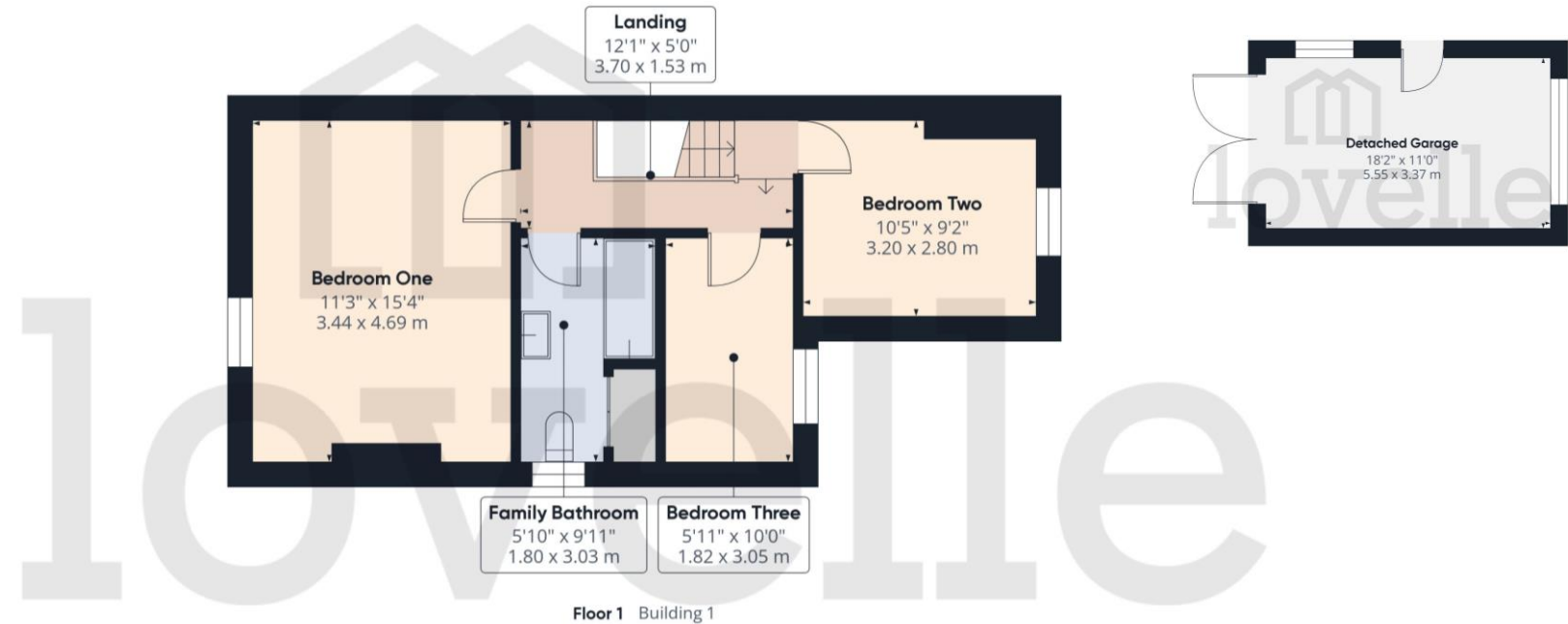
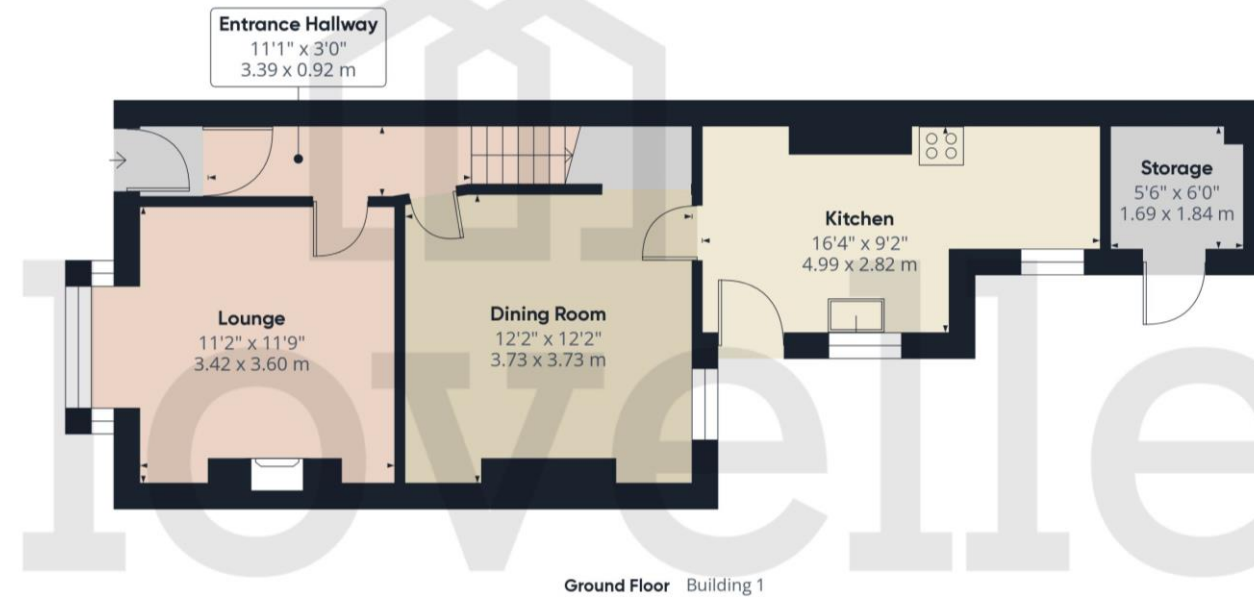
Set at the edge of the sought after village of Goxhill, close to local amenities and transport links, is this three bedroom semi detached home. On the market looking for someone new to make it their own.

Offering deceptively spacious accommodation over two floors to include three bedrooms, a family bathroom, cosy lounge and a fully equipped kitchen with an adjoining dining room. While the gated driveway provides ample off-street parking, and access to the detached garage and rear garden. Finished with a summerhouse for outdoor entertaining.

We anticipate a high demand for this property, call us to arrange your viewing today!



FLOORPLAN



Thornton Road, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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.lovell.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	59 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 3.39m x 0.92m (11'1" x 3'0")

Entered through a composite door into the hallway with original period tiling. Staircase to the first floor accommodation and doors to the lounge and dining room.

LOUNGE 3.42m x 3.6m (11'2" x 11'10")

Feature Adam style fireplace surround housing a cast iron stove adding rustic charm to this property.
Walk in bay window to the front elevation.

DINING ROOM 3.73m x 3.73m (12'2" x 12'2")

Feature brick fireplace with a wooden mantel piece. Door to the kitchen and a handy under stairs cupboard.
Window to the rear elevation overlooking the courtyard.

KITCHEN 4.99m x 2.82m (16'5" x 9'4")

Range of wall and base units in an ivory finish with contrasting work surfaces and tiled splash backs. Inset electric oven and a four ring hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer and plumbing for a washing machine.
Two windows to the side elevation overlooking the courtyard and a half glazed UPVC door to the side elevation.

STORAGE 1.69m x 1.84m (5'6" x 6'0")

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.44m x 4.69m (11'4" x 15'5")

Range of fitted bedroom furniture including two wardrobes.

Window to the front elevation.

BEDROOM TWO 3.2m x 2.8m (10'6" x 9'2")

Window to the rear elevation.

BEDROOM THREE 1.82m x 3.05m (6'0" x 10'0")

Window to the rear elevation.

FAMILY BATHROOM 1.8m x 3.03m (5'11" x 9'11")

Three piece bathroom suite incorporating a bathtub with an electric shower over, push button WC and a pedestal wash hand basin with hot and cold water taps.

Window to the side elevation and a handy storage cupboard.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Clean and simple front garden, with a concrete driveway offering ample off street parking and gated access to the rear of the property. Finished with a manicured lawn.

COURTYARD

Fully enclosed by fencing and brick walls with access to the detached garage and rear garden.

DETACHED GARAGE *5.55m x 3.37m (18'2" x 11'1")*

Double opening wooden doors. Power and lighting.

REAR ELEVATION

Spacious rear garden, fully enclosed by fencing and laid to lawn with gravel borders surrounding it. Delightful decking area at the rear offers great space to entertain friends and family and enjoy the summerhouse. Great space to unwind in.

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- 80 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

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

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

