



Jasmine Court, Goxhill, North Lincolnshire

Offers over £195,000

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 lovella



Key Features

- Total Floor Area:- 101 Square Metres
- Lounge & Conservatory
- Dining Room
- Kitchen & Pantry
- Utility Room & WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Detached Garage & Driveway
- Enclosed Rear Garden
- Sought After Village Location
- EPC rating D





DESCRIPTION

Hiding away in the sought after village of Goxhill is this three bedroom semi-detached home.

Offering sizeable accommodation over two floors and incorporating a dining room with two double doors opening to the lounge and the conservatory, creating a wonderful space for entertaining family and friends. As you make your way through this home, you are greeted by a fully equipped kitchen with an adjacent pantry. Further on there are three bedrooms with the main bedroom benefitting from an en-suite, and the rest - a family bathroom. Not to forget the loft. Great for a game room, space for the family, kids or just providing extra storage.

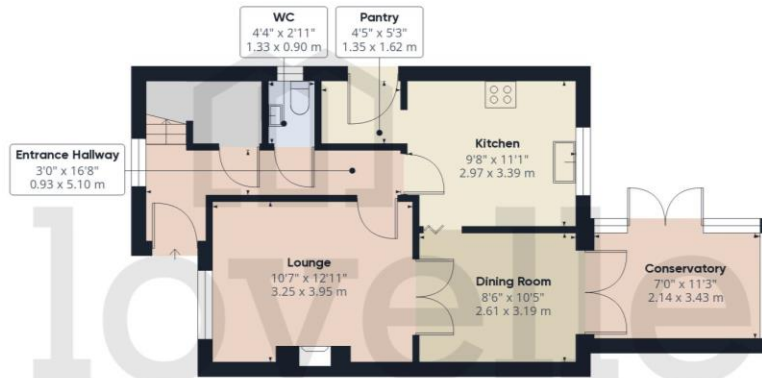
Outside there is a private driveway providing ample off street parking and access to the detached garage and rear garden.

Finished with a delightful rear garden. Laid to lawn with a patio area and adorned with mature trees and an array of shrubbery, a lovely outdoor space for the family to enjoy.

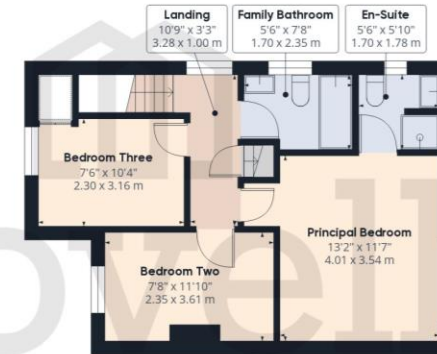
Viewing is an Absolute Must!



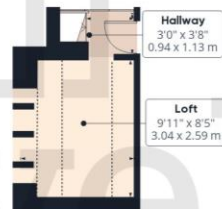
FLOORPLAN



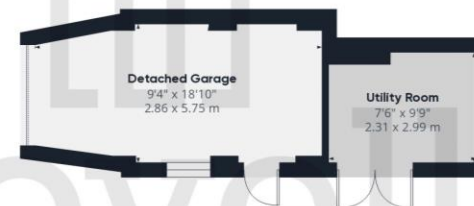
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Jasmine Court, 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

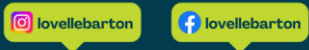
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.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		81 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 0.93m x 5.1m (3'1" x 16'8")

Entered through a UPVC door into the hallway. Staircase to the first floor accommodation and doors to all principal rooms.

LOUNGE 3.25m x 3.95m (10'8" x 13'0")

Bright and airy room with a feature Adam style fireplace surround housing a cast iron stove. Double opening doors to the dining room and a window to the front elevation.

DINING ROOM 2.61m x 3.19m (8'7" x 10'6")

UPVC double opening French doors to the conservatory and a door to the kitchen.

Great space to entertain friends and family.

CONSERVATORY 2.14m x 3.43m (7'0" x 11'4")

Constructed on a low rise brick wall with a fully insulated roof and double glazing.

Double opening French doors to the rear garden and patio area.

KITCHEN 2.97m x 3.39m (9'8" x 11'1")

Range of wall and base units with contrasting work surfaces and tiled splash backs. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Inset double electric oven and a five ring gas hob with an extraction canopy over. Plumbing for a dishwasher and space for a further under counter appliance. Window to the rear elevation and an opening to the pantry.

PANTRY 1.35m x 1.62m (4'5" x 5'4")

Minimal range of wall and base units with space for a tall fridge freezer.

Half glazed UPVC door to the side elevation.

WC 1.33m x 0.9m (4'5" x 3'0")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 4.01m x 3.54m (13'2" x 11'7")

Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation and a door to the en-suite.

EN-SUITE 1.7m x 1.78m (5'7" x 5'10")

Three piece suite incorporating a shower cubicle with an electric shower over, push button WC and a vanity wash hand basin with a mixer tap. Window to the side elevation.

BEDROOM TWO 2.35m x 3.61m (7'8" x 11'10")

Window to the front elevation.

BEDROOM THREE 2.3m x 3.16m (7'6" x 10'5")

Window to the front elevation. Handy storage cupboard.

FAMILY BATHROOM 1.7m x 2.35m (5'7" x 7'8")

Three piece suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the wet areas. Window to the side elevation.

LOFT 3.04m x 2.59m (10'0" x 8'6")

Great space to use as a game room, family room or just extra storage.

Fully boarded and insulated with eaves storage.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Simple and clean front garden with a block paved driveway offering ample off street parking and access to the detached garage and the rear garden.

DETACHED GARAGE *2.86m x 5.75m (9'5" x 18'11")*

Roller door, power and lighting. Loft storage.

REAR ELEVATION

Fully enclosed rear garden with an extended patio area and a charming timber summerhouse. Laid to lawn with mature trees and shrubbery adorning the boundary, making it feel private and cosy.

UTILITY ROOM *2.31m x 2.99m (7'7" x 9'10")*

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

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- 2 Mbps (download speed), 0.4 Mbps (upload speed),
Superfast- 50 Mbps (download speed), 9 Mbps (upload speed),
Ultrafast- 1800 Mbps (download speed), 220 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.

