



Briar Court, Goxhill, North Lincolnshire

Offers over £300,000

4 2 1

lovelle





## Key Features

- TOTAL FLOOR AREA: 116 SQUARE METRES
- BEAUTIFUL DETACHED FAMILY HOME
- KITCHEN DINER
- BRIGHT AND AIRY LOUNGE
- DOWNSTAIRS WC
- FOUR BEDROOMS
- FAMILY BATHROOM & EN-SUITE
- DETACHED GARDEN
- ENCLOSED REAR GARDEN
- OPEN REAR GARDEN VIEWS!
- EPC rating C







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## DESCRIPTION

Beautiful detached family home in the heart of Goxhill. Having an open plan kitchen diner, downstairs WC and lounge with French doors to the rear garden. To the first floor accommodation is four bedrooms, one having an en-suite and a main family bathroom. Externally comprising of a stunning enclosed, South facing rear garden with countryside views!

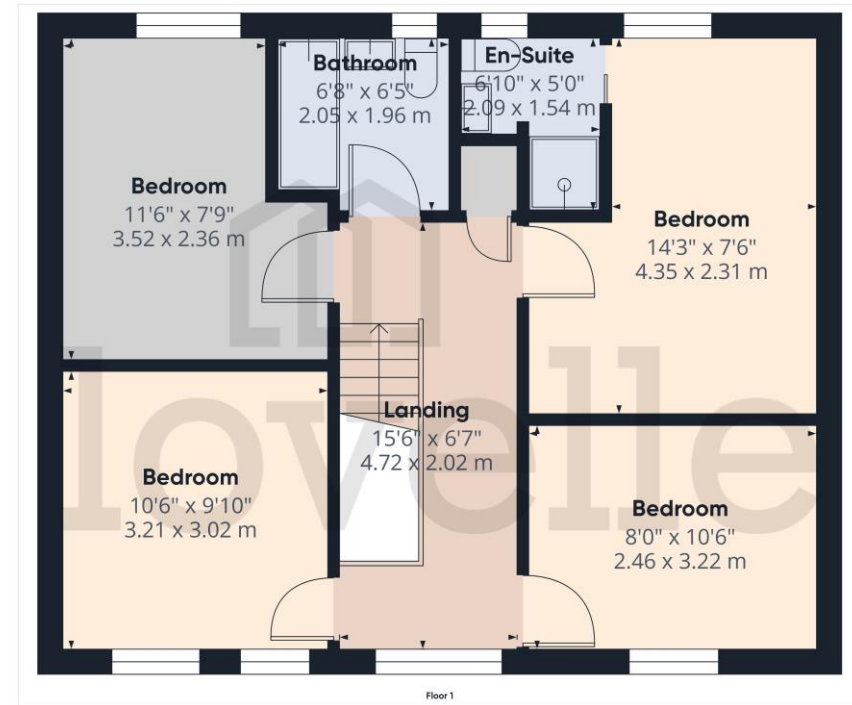
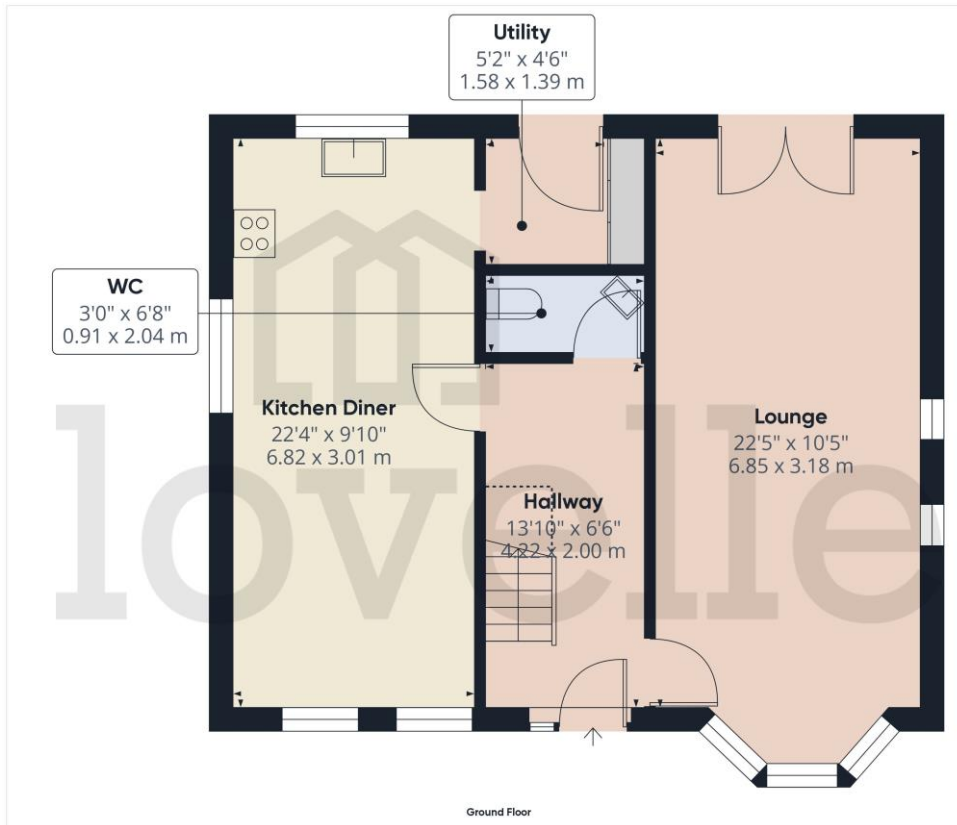
Book your viewing today!

## 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.



## FLOORPLAN



## Briar Court, 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.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	71 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.

**ENTRANCE**

Entered via a composite door into the hallway.

**LOUNGE** 6.85m x 3.18m (22'6" x 10'5")

Beautiful triple aspect lounge having a walk-in bay window to the front elevation, two windows to the side and French doors to the rear garden.

**KITCHEN DINER** 6.82m x 3.01m (22'5" x 9'11")

Range of wall and base units with contrasting work surfaces. Freestanding oven with four ring hob and extraction canopy over. Sink and drainer with mixer tap. Space for American fridge freezer. Plumbing for a dishwasher. Another triple aspect room with two windows to the front elevation, two to the rear and one to the side.

**WC** 2.04m x 0.91m (6'8" x 3'0")

Two piece suite incorporating a low flush WC and pedestal wash hand basin.

**UTILITY** 1.58m x 1.39m (5'2" x 4'7")

Storage space with plumbing for a washing machine.



## FIRST FLOOR ACCOMMODATION

### **BEDROOM ONE** 4.35m x 2.31m (14'4" x 7'7")

Window to the rear elevation.

### **EN-SUITE** 2.09m x 1.54m (6'11" x 5'1")

Three piece suite with push button WC and wash hand basin incorporated in a vanity unit and a shower cubicle. Window to the rear elevation.

### **BEDROOM TWO** 3.52m x 2.36m (11'6" x 7'8")

Window to the rear elevation.

### **BEDROOM THREE** 3.21m x 3.02m (10'6" x 9'11")

Window to the front elevation.

### **BEDROOM FOUR** 3.22m x 2.46m (10'7" x 8'1")

Window to the front elevation.

### **FAMILY BATHROOM** 2.05m x 1.96m (6'8" x 6'5")

Three piece suite incorporating a low flush WC, pedestal wash hand basin and bathtub with shower over. Window to the front elevation.

## **OUTSIDE THE PROPERTY**

### **FRONT ELEVATION**

Partially laid to lawn with block paved driveway to the side of the property.

### **REAR ELEVATION**

Enclosed garden, predominantly laid to lawn with extended patio area with wooden pergola over. Sensational open countryside views.

### **DETACHED GARAGE**

Power and lighting.

### **LOCATION**

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### **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.

