



Goxhill Road, Barrow-upon-Humber, North Lincolnshire

Offers over £450,000

 4  1  2


lovelle



Key Features

- Total Floor Area: 127 Square Metres
- 2.2 Acres of Land
- Family Kitchen
- Conservatory
- Dining Room & Living Room
- Utility Room
- Four Bedrooms & Family Bathroom
- Extensive Gardens, Woodland, Pasture
- Spacious Driveway
- Multiple Outbuildings, Workshops
- EPC rating D





DESCRIPTION

Situated on the edge of the village Goxhill is this four bedroom family home. Surrounded by fields, making this a perfect home for someone looking to escape the busy city lifestyle.

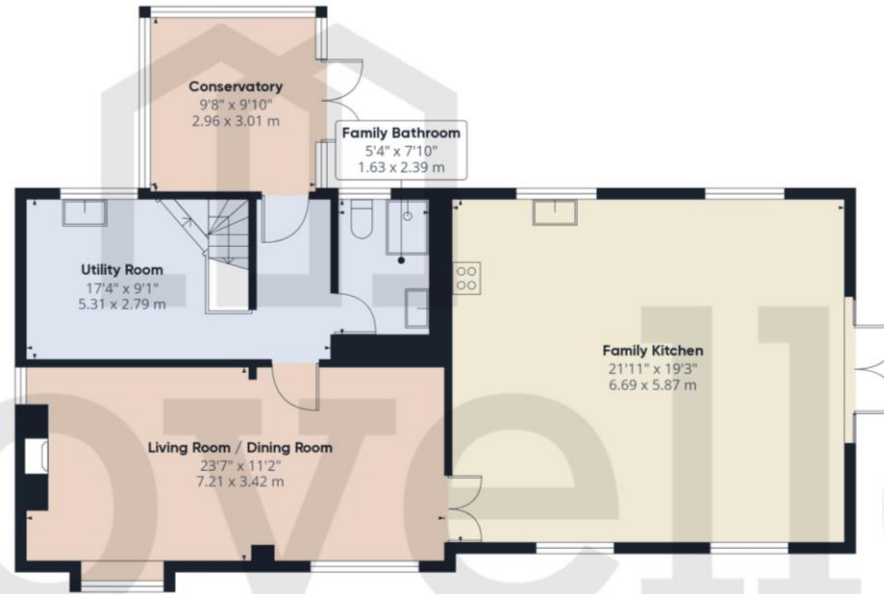
This home has been lovingly extended by the current owners and this generously proportioned accommodation includes a spacious family kitchen, living and dining rooms and a cosy conservatory. Not to forget the handy utility room and a downstairs family bathroom. While the first floor offers four bedrooms.

Finishing this home is the garden. Covering 2.2 acres of land and divided into multiple areas, including a pasture and a woodland. Multiple outbuildings and a detached garage offer great storage solutions and adds endless possibilities to this property.

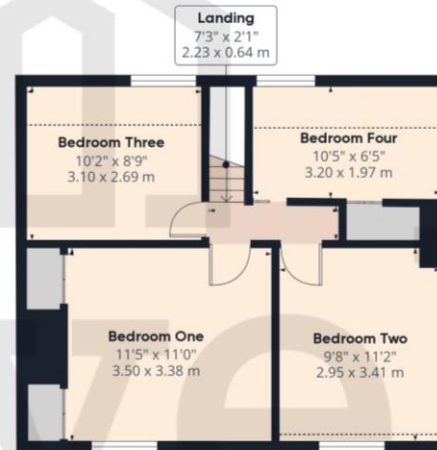
VIEWING HIGHLY RECOMMENDED!



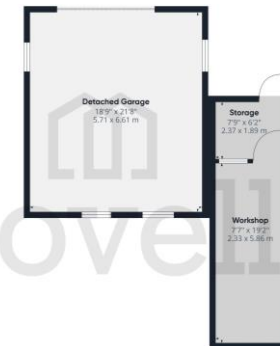
FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Goxhill Road, Barrow-upon-Humber, 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		87 B
69-80	C		
55-68	D	60 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

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms.

CONSERVATORY *2.96m x 3.01m (9'8" x 9'11")*

Constructed on a low rise brick wall with a polycarbonate roof and fully double glazed. Double opening French doors to the rear courtyard.

OPEN PLAN: *7.21m x 3.42m (23'8" x 11'2")***LIVING ROOM**

Bright and airy space with a feature cast iron stove, perfect for those cool winter evenings.

Dual aspect with windows to the side and front elevation.

DINING ROOM

Window to the side elevation. Currently used as a home office.

FAMILY KITCHEN *6.69m x 5.87m (21'11" x 19'4")*

Range of wall and base units in a cream finish with contrasting beech block work surfaces and upstands. White ceramic one and a half bowl sink and drainer with a swan neck mixer tap. Inset double oven and a five ring hob with an extraction canopy over. Plumbing for a dishwasher and space for an American style fridge freezer.

Finished with a dining area and further area for the full family to enjoy and relax in.

Windows to the side elevations and double opening French doors to the rear garden.

UTILITY ROOM 5.31m x 2.79m (17'5" x 9'2")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap, plumbing for a washing machine and a chrome effect towel rail radiator.

Window to the side elevation.

FAMILY BATHROOM 1.63m x 2.39m (5'4" x 7'10")

Three piece bathroom suite incorporating a shower cubicle, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.5m x 3.38m (11'6" x 11'1")

Window to the side elevation and built in storage cupboards.

BEDROOM TWO 2.95m x 3.41m (9'8" x 11'2")

Window to the side elevation.

BEDROOM THREE 3.1m x 2.69m (10'2" x 8'10")

Window to the side elevation.

BEDROOM FOUR 3.2m x 1.97m (10'6" x 6'6")

Window to the side elevation and built in storage cupboards.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Accessed through metal gates onto the driveway. Fully surrounded by hedging and fencing providing privacy from the road.

DETACHED GARAGE *5.71m x 6.61m (18'8" x 21'8")*

Double opening doors, power and lighting.

OUTBUILDINGS

Multiple workshops, stable block and storage sheds provide ample storage solutions and adding versatility to this property.

REAR ELEVATION

Fabulous rear garden, divided into multiple "garden rooms" and seating areas. Perfect for someone who enjoys the nature and great outdoors.

Side garden with a manicured lawn offers great space for the full family to enjoy and the spacious driveway - ample off-street parking for multiple vehicles. Further on there is a pasture and a charming woodland.

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- 16 Mbps (download speed), 1 Mbps (upload speed),
Superfast - 32 Mbps (download speed), 4 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - likely,
Indoors - limited,
Available - EE, 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.

