



Greengate Lane, Goxhill, North Lincolnshire

Offers over £397,500

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lovelle



Key Features

- Total Floor Area: 211 Square Metres
- Sat in Approx. 1 Acre of Land
- Living Room
- Kitchen & Dining Room
- Utility Room & WC
- Three Double Bedrooms
- Family Bathroom
- Multiple Outbuildings
- Enclosed Front and Rear Gardens
- Stunning Countryside Views
- EPC rating E





DESCRIPTION

This charming family home is in need of modernisation and ready for someone new to make it their own.

Situated at the end of a quiet country lane, surrounded by fields, makes this a perfect home for someone looking to escape the busy city lifestyle.

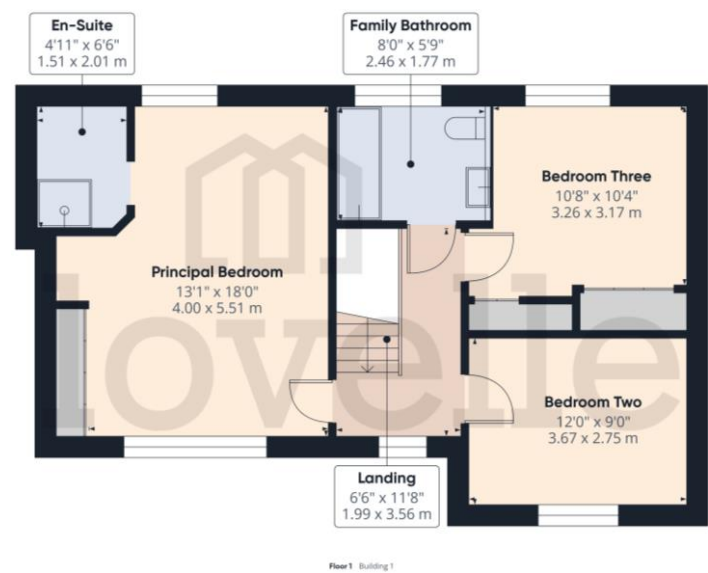
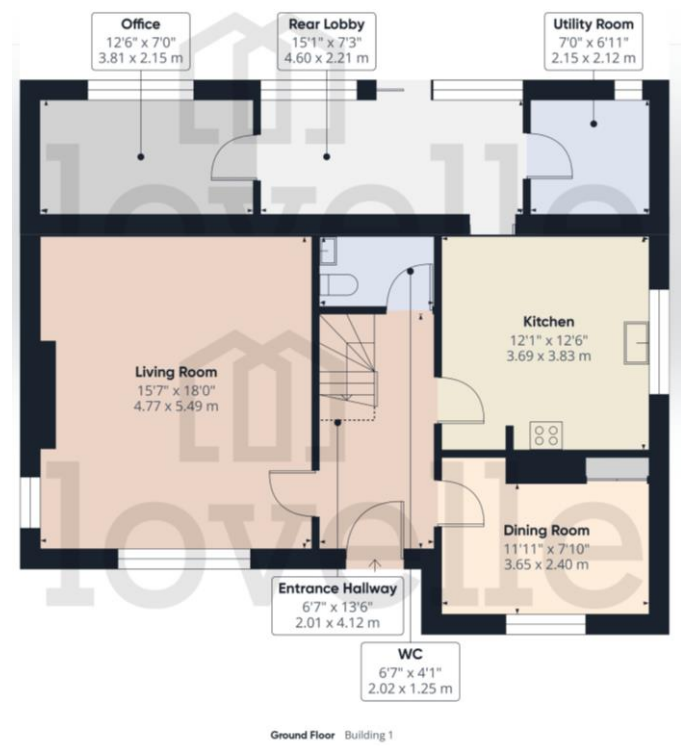
This generously proportioned accommodation includes three double bedrooms and a family bathroom. Further on the spacious lounge and quaint dining room enjoy views over the delightful gardens and pastures. While the fully equipped kitchen and utility areas add versatility and convenience to the property.

Finished with a wraparound garden, filled with mature trees, shrubbery and colourful plantings. Not to forget multiple outbuildings, offering potential to the property.

VIEWING HIGHLY RECOMMENDED!



FLOORPLAN



Greengate Lane, 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		
69-80	C		
55-68	D		67 D
39-54	E	44 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 2.01m x 4.12m (6'7" x 13'6")

Entered through a half glazed composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LIVING ROOM 4.77m x 5.49m (15'7" x 18'0")

A feature fireplace housing a cast iron log burner sitting on a tiled hearth, perfect for those cold winter evenings. Dual aspect with windows to the side and front elevation.

KITCHEN 3.69m x 3.83m (12'1" x 12'7")

Range of wall and base units with contrasting work surfaces. Stainless steel one and a half bowl sink with drainer and a mixer tap. Freestanding cooker with multiple ovens and a five ring hob. Plumbing for a dishwasher and space for a tall fridge freezer. Doors to the utility areas and a window to the side elevation.

DINING ROOM 3.65m x 2.4m (12'0" x 7'11")

Window to the front elevation and finished with a handy storage cupboard.

WC 2.02m x 1.25m (6'7" x 4'1")

Two piece suite incorporating a low flush WC and a wall mounted wash hand basin with a mixer tap.

UTILITY ROOM 2.15m x 2.12m (7'1" x 7'0")

Plumbing for a washing machine and space for a tumble dryer. Window to the rear elevation.

OFFICE 3.81m x 2.15m (12'6" x 7'1")

Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM *4m x 5.51m (13'1" x 18'1")*

Fitted bedroom furniture incorporating multiple wardrobes. Dual aspect with windows to the rear and front elevation.

EN-SUITE *1.51m x 2.01m (5'0" x 6'7")*

Shower cubicle with a shower over.

BEDROOM TWO *3.67m x 2.75m (12'0" x 9'0")*

Window to the front elevation.

BEDROOM THREE *3.26m x 3.17m (10'8" x 10'5")*

Window to the rear elevation. Built in storage cupboards.

FAMILY BATHROOM *2.46m x 1.77m (8'1" x 5'10")*

White three piece bathroom suite incorporating a bathtub with a shower over, push button WC and a vanity wash hand basin with a mixer tap.
Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a driveway leading to the property. Surrounded by mature shrubbery and offering privacy from the surrounding properties.

REAR ELEVATION

A substantial rear garden overlooking the surrounding fields and pastures. Predominantly laid to lawn with mature trees and shrubbery surrounding it. Finished with multiple outbuildings and a stable block.

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- 7 Mbps (download speed), 0.8 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.

