



Huntsman Close, Goxhill, North Lincolnshire

Offers over £380,000

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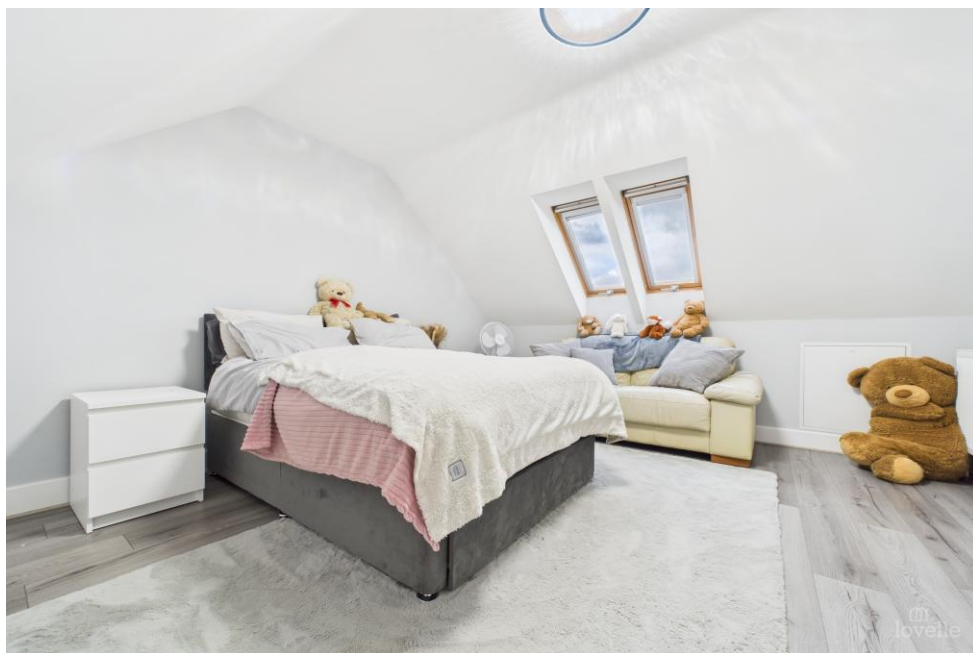
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## Key Features

- Total Floor Area: 202 Square Metres
- Spacious Lounge
- Breakfast Kitchen & Sunroom
- Utility Room & WC
- Six Bedrooms
- Two En-suites & Family Bathroom
- Integral Garage
- Driveway
- Enclosed Rear Garden
- Summerhouse
- EPC rating B









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## DESCRIPTION

Set at the heart of Goxhill is this impressive detached family home, with generously proportioned accommodation that would appeal to a family buyer.

The front entrance door opens to invite you into a bright and welcoming hallway with a staircase leading to the first floor accommodation and doors to the lounge, family kitchen and a handy storage cupboard.

Further on, there is a fabulous open plan family kitchen with adjoining utility areas. A bright and airy sunroom with French doors opening out to a substantial patio area, creating a fabulous space for entertaining family and friends. Not to forget, the generous lounge with a feature fireplace and a walk in bay window which floods the room with light. While the first floor offers four bedrooms, with the principal one benefitting from an en-suite and the rest from a stylish family bathroom. Continuing, the second floor offers two further bedrooms with one having an en-suite shower room.

Finishing this home is the rear garden. Being low maintenance and offering views of the surrounding countryside. With a charming summerhouse having its very own log burner. A wonderful outdoor space for the family to enjoy. While the driveway offers ample off street parking for multiple vehicles and access to the integral garage.

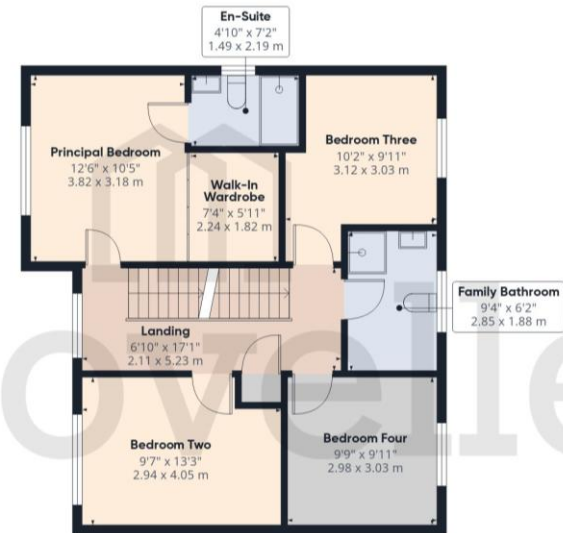
**VIEWING IS AN ABSOLUTE MUST!**



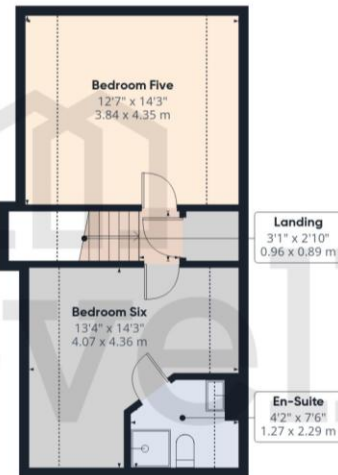
## FLOORPLAN



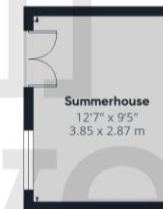
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

## Huntsman Close, Goxhill, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band E

### 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             |         | 92 A      |
| 81-91 | B             | 87 B    |           |
| 69-80 | 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.

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**ENTRANCE** 2.1m x 4.03m (6'11" x 13'2")

Entered through a composite door into the hallway with a staircase to the first floor accommodation and doors to all principal rooms.

**LOUNGE** 3.78m x 5.83m (12'5" x 19'1")

A bright lounge with a walk-in bay window and a feature inglenook fireplace with decorative brick work and stone hearth finished off with an oak mantelpiece and a cast iron stove.

**FAMILY KITCHEN** 7.33m x 3.02m (24'0" x 9'11")

Comprehensive range of wall and base units in a dove grey finish with quartz work surfaces and upstands. Integral double electric Neff oven, five ring gas hob with an extraction canopy over and quartz splash back. Integral fridge freezer and dishwasher, inset stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Finished with a breakfast bar area and a window to the rear elevation overlooking the garden.

Finished with a breakfast bar and a dining area.

**SUNROOM** 3.35m x 3.93m (11'0" x 12'11")

The feature atrium window floods the room with light and airiness. French doors to the patio area inviting you into the garden.

**UTILITY ROOM** 1.61m x 3.01m (5'4" x 9'11")

Range of wall and base units with contrasting work surfaces and upstand. Stainless steel sink and drainer with a mixer tap, plumbing for a washing machine and space for a tumble dryer. Window to the side elevation and a half glazed UPVC door to the rear elevation.

**WC** 2m x 0.97m (6'7" x 3'2")

Two piece suite incorporating a push button WC and a pedestal wash hand basin. Window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.82m x 3.18m (12'6" x 10'5")

Window to the front elevation, walk in wardrobe with sliding doors and a door to the en-suite.

**WALK-IN WARDROBE** 2.24m x 1.82m (7'4" x 6'0")

Shelving and clothing rails.

**EN-SUITE** 1.49m x 2.19m (4'11" x 7'2")

Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Tiles to the wet areas and a chrome effect towel rail radiator.

Window to the side elevation.

**BEDROOM TWO** 2.94m x 4.05m (9'7" x 13'4")

Window to the front elevation.

**BEDROOM THREE** 3.12m x 3.03m (10'2" x 9'11")

Window to the rear elevation.

**BEDROOM FOUR** 2.98m x 3.03m (9'10" x 9'11")

Window to the rear elevation.

**FAMILY BATHROOM** 2.85m x 1.88m (9'5" x 6'2")

Four piece suite incorporating a corner shower cubicle with a shower over, double ended bathtub with a mixer tap, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas, chrome effect towel rail radiator and window to the rear elevation.

**SECOND FLOOR ACCOMMODATION:**

**BEDROOM FIVE** 3.84m x 4.35m (12'7" x 14'4")

Two roof windows to the rear elevation.

**BEDROOM SIX** 4.07m x 4.36m (13'5" x 14'4")

Two roof windows to the rear elevation and a door to the en-suite.

**EN-SUITE** 1.27m x 2.29m (4'2" x 7'6")

Three piece suite incorporating a corner shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and splash back tiling, push button WC. Chrome effect towel rail radiator and a roof window to the rear elevation.



**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Predominantly laid to lawn with a driveway leading to the integral garage providing ample parking for multiple vehicles. Finished with an EV charging point and gated access to the rear.

**INTEGRAL GARAGE** *2.83m x 4.77m (9'4" x 15'7")*

Up and over door, power and lighting.

**REAR ELEVATION**

Substantial patio area and a low maintenance artificial lawn with a further decking area. While the summerhouse adds charm to this space, perfect for outdoor entertaining family and friends.

Finished with a timber constructed garden shed.

**SUMMERHOUSE** *3.85m x 2.87m (12'7" x 9'5")*

Great space with its very own bar and a cast iron log burner.

Power and lighting.

**SOLAR PANELS**

Property benefits from solar panels. More information available upon request.

**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 - Great,  
Indoors - OK,  
Available - EE, Three, 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.

