



Soff Lane, Goxhill, North Lincolnshire

£375,000



  
lovelle





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## Key Features

- Total Floor Area: 115 Square Metres
- 1 Acre of Land
- Sumptuous Lounge
- Kitchen Diner & Family Room
- Utility Room & Family Bathroom
- Two Bedrooms
- Multiple Outbuildings
- Wraparound Gardens
- Gated Driveway & Detached Garage
- Countryside Views
- EPC rating F







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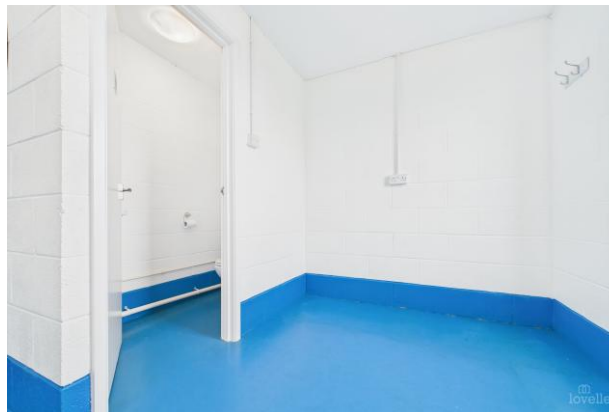
## DESCRIPTION

Situated down a quiet country lane in the village of Goxhill is this two bedroom family home. Surrounded by fields, making this perfect for someone looking to escape the busy city lifestyle.

This home has been lovingly taken care off by the current owners and this generously proportioned accommodation includes an opulent lounge with a charming fireplace. Further on there is a fully equipped kitchen with an adjoining family room, creating a great space to relax in and receive guests and friends. Not to forget, the utility room, adding convenience to the property. Additionally, there are two double bedrooms and a family bathroom.

Finishing this home is the garden. Covering 1 acre of land and divided into multiple areas. Numerous outbuildings and a detached garage offer great storage solutions and add endless possibilities to this property.

**VIEWING HIGHLY RECOMMENDED!**



## FLOORPLAN



## Soff Lane , Goxhill, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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		
39-54	E		44 E
21-38	F	31 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** 0.92m x 8.91m (3'0" x 29'2")

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

**LOUNGE** 4m x 5.93m (13'1" x 19'6")

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

Two windows to the side elevation and finished with a rustic wooden beam.

**KITCHEN DINER** 5.17m x 4.79m (17'0" x 15'8")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Space for an American style fridge freezer. Finished with a dining area and a handy storage cupboard.

Windows to the side elevations and double opening French doors to the family room.

**UTILITY ROOM** 1.73m x 1.78m (5'8" x 5'10")

Range of wall and base units with contrasting work surfaces and tiled splashback. Plumbing for a washing machine and a dishwasher.

**FAMILY ROOM** 2.94m x 4.4m (9'7" x 14'5")

Double opening French doors to the patio and two further windows to the side elevations. Great space to relax in.



**BEDROOM ONE** 5.05m x 3.93m (16'7" x 12'11")

Windows to the side elevations and front elevation.

**BEDROOM TWO** 3.98m x 2.89m (13'1" x 9'6")

Window to the side elevation.

**FAMILY BATHROOM** 1.71m x 2.7m (5'7" x 8'11")

Four piece bathroom suite incorporating a double ended bathtub with a mixer tap, shower cubicle, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout and a chrome effect towel rail radiator.

Window to the side elevation.

**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

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

**DETACHED GARAGE** 5.19m x 3.7m (17'0" x 12'1")

Power and lighting.

**REAR ELEVATION**

Fabulous wraparound 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.

**TERRACE** 4.9m x 3.97m (16'1" x 13'0")

**OUTBUILDINGS:**

**STORAGE** 2.45m x 1.83m (8'0" x 6'0")

Power and lighting.

**KENNEL COMPLEX:**

**ROOM 1** 3.06m x 5.27m (10'0" x 17'4")

Range of wall and base units with contrasting work surfaces. Plumbing for a washing machine and an electric shower.  
Window to the front elevation.

**ROOM 2** 3.01m x 3.58m (9'11" x 11'8")

Range of wall and base units with contrasting work surfaces.

**WC** 0.92m x 1.82m (3'0" x 6'0")

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

**KENNELS** 10.66m x 3.77m (35'0" x 12'5")

Power and lighting.

**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- 26 Mbps (download speed), 2 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,

Indoors - OK,

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 Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

