



Saddle Close, Goxhill, North Lincolnshire

Offers over £150,000





Key Features

- Total Floor Area: 64 Square Metres
- Living Room
- Kitchen Diner
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Spacious Driveway
- Detached Garage
- EPC rating C





DESCRIPTION

This superb home has been loved by the current owners. Ideal for the first time / young family buyer.

Approaching this property you are greeted by a substantial front garden with plenty of parking and access to the detached garage.

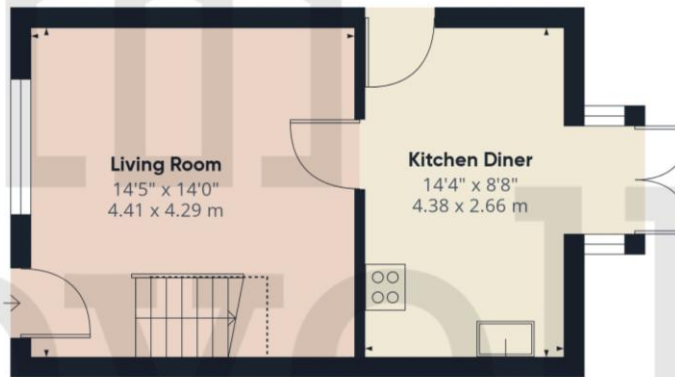
The ground floor invites you into the light and airy living room, with doors to the fully equipped kitchen diner overlooking the rear garden. Perfect space to entertain guests and family. While the first floor offers two double bedrooms, all benefitting from a stylish family bathroom.

To complete this home is the rear garden with a paved patio, ideal for outdoor dining or relaxing and enjoying a moment to yourself.

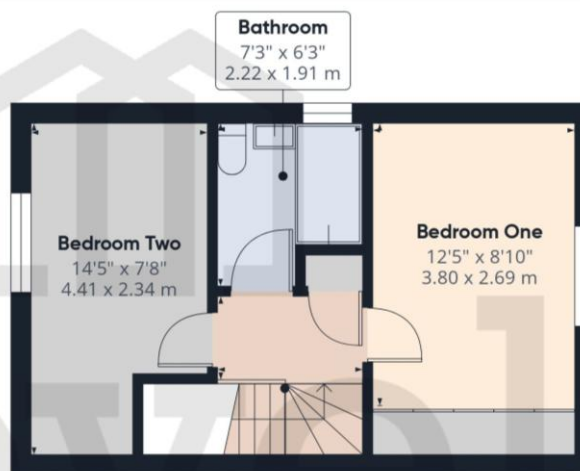
Viewing is An Absolute Must!



FLOORPLAN

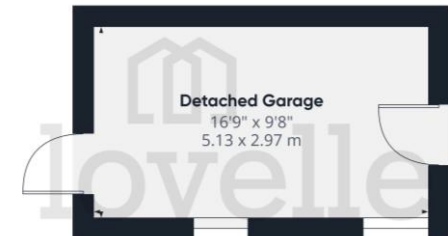


Ground Floor



Landing
3'8" x 6'1"
1.12 x 1.88 m

Floor 1



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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	69 C	87 B
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.

Follow us on:



ENTRANCE

Entered through a composite door into the living room. Door to the kitchen diner and a staircase to the first floor accommodation.

LIVING ROOM 4.41m x 4.29m (14'6" x 14'1")

A substantial room with a "picture" window to the front elevation flooding it with light.

KITCHEN DINER 4.38m x 2.66m (14'5" x 8'8")

Range of wall and base units with contrasting beech block work surfaces and decorative tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Integral electric oven and a four ring gas hob with an extraction canopy over. Plumbing for a washing machine, tumble dryer and space for a tall fridge freezer. Housing the combination boiler. Composite door to the side elevation and double opening French doors to the rear garden.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *3.8m x 2.69m (12'6" x 8'10")*

Fitted bedroom furniture incorporating a double wardrobe.

Window to the rear elevation.

BEDROOM TWO *4.41m x 2.34m (14'6" x 7'8")*

Window to the front elevation.

FAMILY BATHROOM *2.22m x 1.91m (7'4" x 6'4")*

Three piece suite incorporating a bathtub with a mixer tap and a rain shower over, vanity wash hand basin with a mixer tap and a push button WC.

Decorative tiles throughout.

Window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with a block paved driveway, making it low maintenance and offering ample off street parking for multiple vehicles, with gated access to the rear garden and the detached garage.

REAR ELEVATION

A private rear garden, fully enclosed by wooden fencing. Predominantly laid to lawn with a patio area. Perfect to unwind and enjoy a quiet moment, or entertain family and guests.

DETACHED GARAGE *5.13m x 2.97m (16'10" x 9'8")*

Double opening wooden doors, 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 - 6 Mbps (download speed), 0.7 Mbps (upload speed),
Superfast - 79 Mbps (download speed), 20 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 600 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 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.

