



Mill Lane, Goxhill, North Lincolnshire

Offers over £230,000







## Key Features

- Total Floor Area:- 88 Square Metres
- Modern Detached Bungalow
- Living Room
- Kitchen Diner
- Conservatory
- Two Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Garage
- Driveway
- EPC rating E









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## DESCRIPTION

This modern detached bungalow is ideal for those looking to downsize or escape the busy city lifestyle.

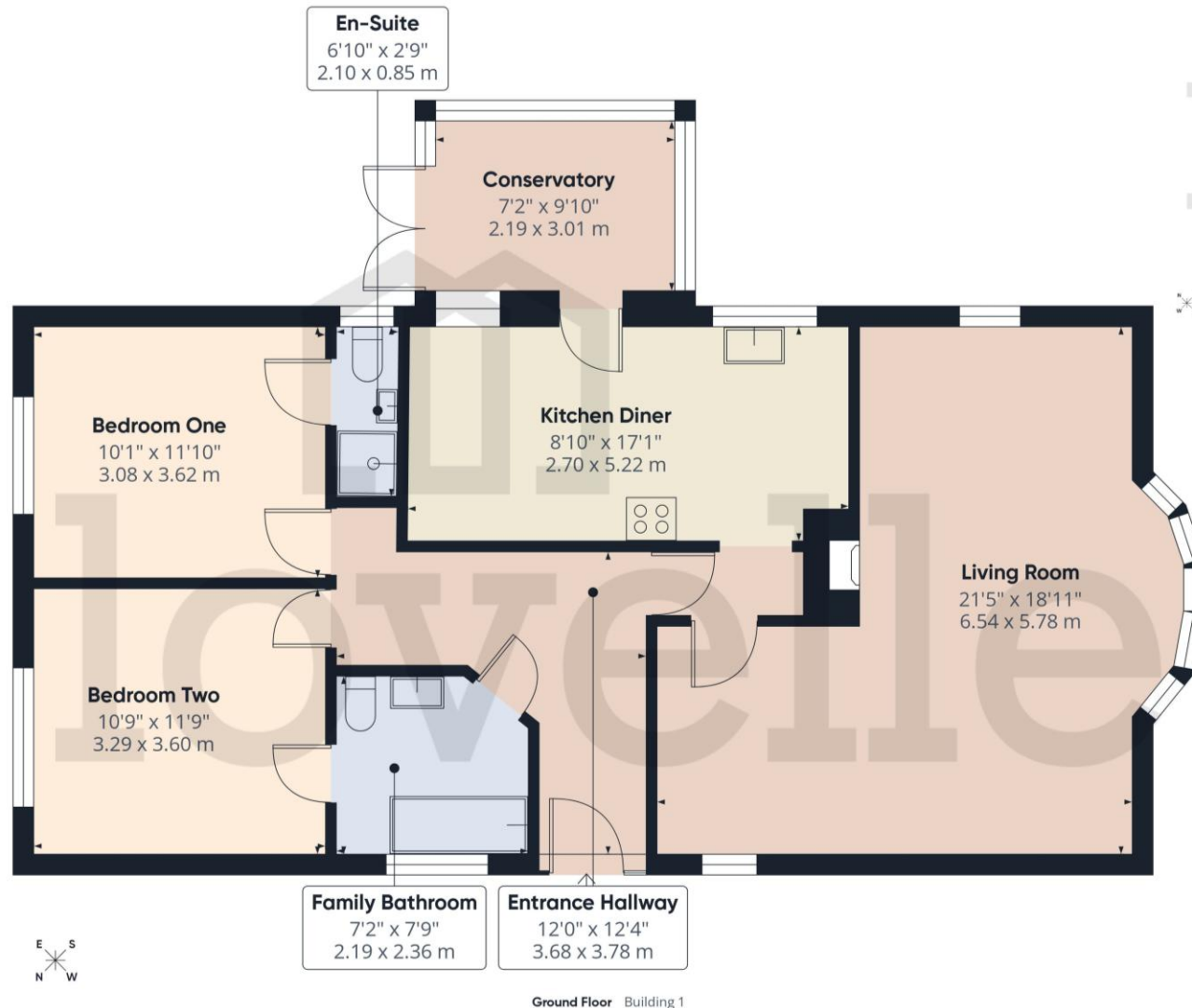
Boasting well proportioned accommodation to include a fully equipped kitchen diner with an adjacent conservatory. Great space for the family to relax in. Not to forget the spacious living room with a feature log burner, perfect for those cold winter evenings. While the two bedrooms offer comfortable accommodation. With bedroom one having an en-suite and bedroom two benefitting from a stylish family bathroom.

Outside, there are enclosed front and rear gardens. Surrounded by fencing, evergreen shrubbery and mature trees, offering privacy from the surrounding properties. Finished with a driveway, garage and gated access to the rear of the property.

VIEWING IS ESSENTIAL!



## FLOORPLAN





**Mill Lane , Goxhill, North Lincolnshire**

#### TENURE

The Tenure of this property is Freehold.

#### COUNCIL TAX

Band C

#### 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		82 B
69-80	C		
55-68	D		
39-54	E	45 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** 3.68m x 3.78m (12'1" x 12'5")

Entered through a half glazed composite door with a sidelight into the hallway. Doors to all principal rooms.

**KITCHEN DINER** 2.7m x 5.22m (8'11" x 17'1")

Range of wall and base units in a white finish offering ample storage with contrasting work surfaces and tiled splashbacks. Inset ceramic one and half bowl sink and drainer with a swan neck mixer tap. Integral electric oven and a four ring gas hob with an extraction canopy over. Space for a tall fridge freezer and plumbing for a washing machine. Finished with a breakfast bar.

Window and a half glazed UPVC door to the side elevation.

**CONSERVATORY** 2.19m x 3.01m (7'2" x 9'11")

Constructed on a low rise brick wall, fully double glazed with a polycarbonate roof.

Double opening French doors to the rear garden and patio.

**LIVING ROOM** 6.54m x 5.78m (21'6" x 19'0")

Spacious room with a cast iron log burner, adding rustic charm to this property.

Triple aspect with windows to the side elevations and a bow bay window to the front elevation.



**BEDROOM ONE** 3.08m x 3.62m (10'1" x 11'11")

Window to the rear elevation, door to the en-suite.

**EN-SUITE** 2.1m x 0.85m (6'11" x 2'10")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a vanity 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** 3.29m x 3.6m (10'10" x 11'10")

Window to the rear elevation.

**FAMILY BATHROOM** 2.19m x 2.36m (7'2" x 7'8")

Three piece suite incorporating a bathtub with a 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.

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

Charming front garden, partially enclosed by hedging, mature trees and predominantly laid to lawn with a driveway providing off-street parking and access to the garage.

**DETACHED GARAGE** *5.24m x 2.78m (17'2" x 9'1")*

Up and over door, power and lighting.

**REAR ELEVATION**

Enclosed by evergreen hedging and wooden fencing making it private and secluded. Laid to lawn with mature trees and colourful plantings adorning the boundaries. Great for outdoor entertaining family and guests. Finished with a patio area.

**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- 25 Mbps (download speed), 3 Mbps (upload speed),  
Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Good,  
Indoors - OK,  
Available - EE, Three, O2, Vodafone.

