



Thornton Road, Goxhill, North Lincolnshire

Offers over £299,950

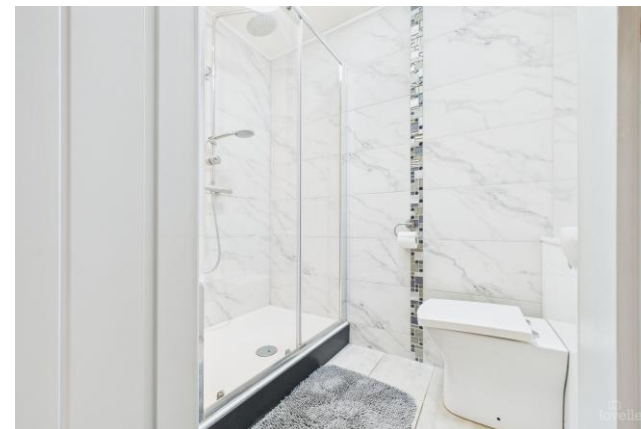


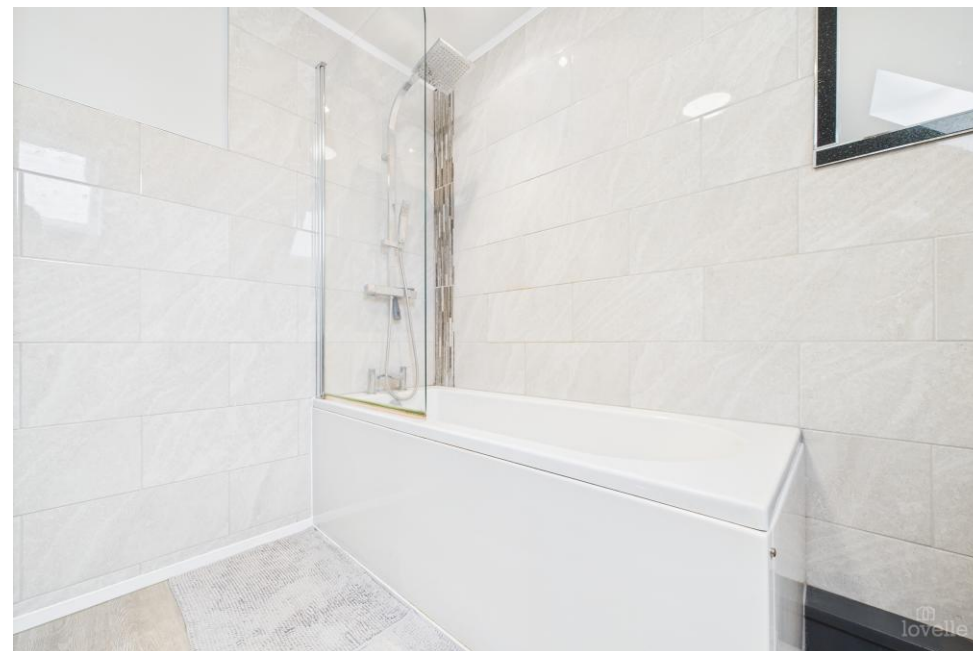

lovelle



Key Features

- Total Floor Area:- 164 Square Metres
- Family Kitchen
- Utility Room
- Shower Room
- Four Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Storage/Workshop
- Detached Garage
- Driveway
- EPC rating B





DESCRIPTION

Set at the edge of the village of Goxhill is this superb detached home. Ready for a family or someone looking to escape the busy city lifestyle.

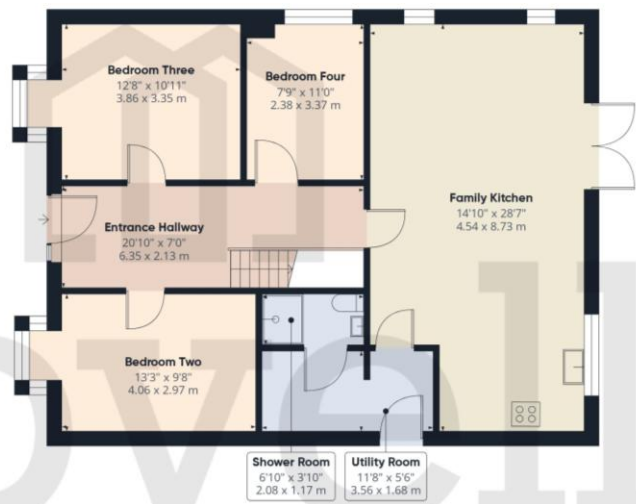
Approaching this home it opens with an ample driveway and front garden. With access to the detached garage and rear garden. As you enter through the front door a bright hallway welcomes you in to explore further. Opening with three bedrooms and a family kitchen. With a dining area and a breakfast bar. Perfect to welcome guests or entertain family. Not to forget, the utility room and shower room. Adding convenience and versatility to the property. While the first floor offers a further bedroom overlooking the pastures and a home office. Benefitting from a modern family bathroom.

Finishing this home is the rear garden. Fully enclosed with a decking area and a workshop. Adding endless possibilities to this home.

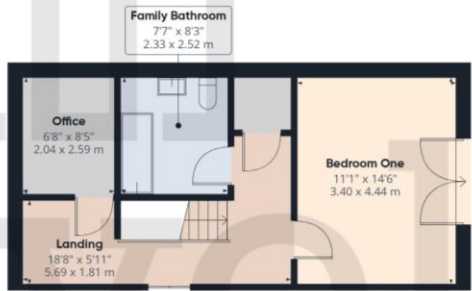
Do not delay, arrange your viewing today!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Thornton Road, 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		106 A
81-91	B	86 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.

Follow us on:



ENTRANCE 6.35m x 2.13m (20'10" x 7'0")

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

FAMILY KITCHEN: 4.54m x 8.73m (14'11" x 28'7")

KITCHEN

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Inset electric eye-level oven with a four ring hob and an extraction canopy over. Integral dishwasher and a tall fridge freezer. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Finished with a breakfast bar.

Window to the rear elevation and a door to the utility areas.

LIVING AREA

Bright area with double opening French doors to the rear garden. Further windows to the side elevation.

UTILITY ROOM 3.56m x 1.68m (11'8" x 5'6")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Plumbing for a washing machine and space for a further under counter appliance. Housing the combination boiler.

Door to the side elevation.

BEDROOM TWO 4.06m x 2.97m (13'4" x 9'8")

Walk-in bay window to the front elevation.

BEDROOM THREE 3.86m x 3.35m (12'8" x 11'0")

Walk-in bay window to the front elevation.

BEDROOM FOUR 2.38m x 3.37m (7'10" x 11'1")

Window to the side elevation.

SHOWER ROOM 2.08m x 1.17m (6'10" x 3'10")

Three piece suite incorporating a walk-in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.4m x 4.44m (11'2" x 14'7")

Double opening French doors with a Juliette balcony overlooking the rear garden and surrounding pastures.

FAMILY BATHROOM 2.33m x 2.52m (7'7" x 8'4")

Three piece suite incorporating a bathtub with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Ceramic tiles throughout and a towel rail radiator.

Roof window to the side elevation.

OFFICE 2.04m x 2.59m (6'8" x 8'6")

Roof window to the side elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Spacious front garden predominantly block paved with a manicured lawn and hedging providing privacy from the road and surrounding properties. Ample off-street parking with access to the detached garage and rear garden.

REAR ELEVATION

Private rear garden, predominantly laid to lawn and fully enclosed by wooden fencing. Decking area offers great space for outdoor entertaining friends and family. Finished with a workshop and a timber constructed garden shed.

DETACHED GARAGE 4.56m x 2.88m (15'0" x 9'5")

Automatic garage door. Power and lighting.

STORAGE/WORKSHOP 2.1m x 3.08m (6'11" x 10'1")

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- 4 Mbps (download speed), 0.5 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 - Good,
Available - EE, Three, O2.

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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.

