



Church Street, Goxhill, North Lincolnshire

Offers over £270,000

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 lovella



Key Features

- Total Floor Area: 127 Square Metres
- Kitchen Diner
- Cosy Lounge
- Home Office
- Four Bedrooms
- Shower Room & WC
- Enclosed Rear Garden
- Allocated Parking
- EPC rating E





DESCRIPTION

Situated in the sought after village of Goxhill is this spacious detached family home.

Approaching this property, you are greeted by a driveway and a delightful front garden. Once inside, it opens up to a cosy entrance hall. To the right is the kitchen diner and a versatile home office. While to the left are the lounge and a downstairs bedroom with a WC. Further on, the first floor offers three bedrooms with all benefitting from a shower room. Finished by a fully enclosed rear garden with seating areas.

Do not miss this opportunity to acquire such a unique family home!



FLOORPLAN



Floor 1

Church Street , 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		82 B
69-80	C		
55-68	D		
39-54	E	50 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 0.91m x 1.51m (3'0" x 5'0")

Entered through a wooden door into the hallway. Doors to the lounge and kitchen diner.

KITCHEN DINER 4.58m x 3.39m (15'0" x 11'1")

Range of wall and base units with contrasting worksurfaces. Stainless steel sink and drainer with a swan neck mixer tap. Space for a tall fridge freezer and plumbing for a dishwasher. Opening to the pantry.

Dual aspect with windows to the front and rear elevations. Staircase to the first floor accommodation.

OFFICE 4.54m x 2.01m (14'11" x 6'7")

Two windows to the side elevation. Composite door to the rear elevation. Housing the combination boiler.

LOUNGE 4.61m x 3.68m (15'1" x 12'1")

Inglenook fireplace housing a cast iron stove. Perfect for those cold winter evenings. Dual aspect with windows to the rear and front elevations.

BEDROOM FOUR 4.58m x 2.54m (15'0" x 8'4")

Windows to the front, side and rear elevations. Composite door to the rear elevation and a further door to the WC.

WC 2.95m x 1.09m (9'8" x 3'7")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Plumbing for a washing machine.

Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 4.61m x 3.73m (15'1" x 12'2")

Windows to the front and rear elevations.

BEDROOM TWO 3.53m x 3.71m (11'7" x 12'2")

Window to the front elevation.

BEDROOM THREE 2.29m x 3.4m (7'6" x 11'2")

Window to the front elevation. Handy storage cupboard.

SHOWER ROOM 2.23m x 2.37m (7'4" x 7'10")

Three piece suite incorporating a corner shower cubical with a shower over, pedestal wash hand basin with a mixer tap and a push button WC.

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Low maintenance front garden. Enclosed by a decorative brick wall. Driveway to the side with a parking space.

REAR ELEVATION

Predominantly laid to lawn and fully enclosed by brick walls. Making it private and secluded. Finished with a patio area and timber constructed sheds.

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 - 7 Mbps (download speed), 0.8 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 - O2, Vodafone, Three, EE.

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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.

