



The Bridles, Goxhill, North Lincolnshire

Offers over £250,000

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 lovelle



Key Features

- Total Floor Area:- 93 Square Metres
- Lounge & Conservatory
- Kitchen & Dining Room
- Utility Room
- Downstairs WC
- Three Bedrooms
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- Enclosed Rear Garden
- EPC rating C





DESCRIPTION

This charming detached home is on the market looking for new owners to put their own stamp on it.

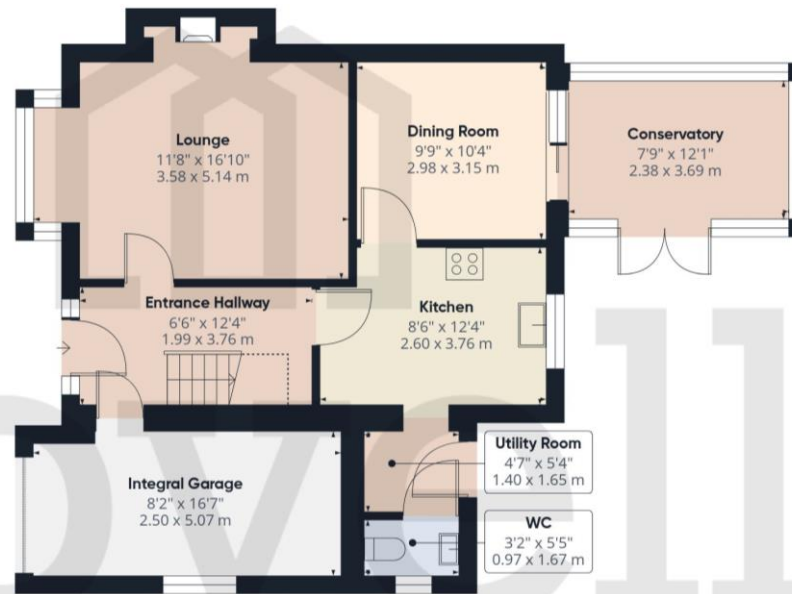
Approaching, you are greeted by a simple and clean front garden with an ample driveway and access to the integral garage. Once inside, the bright lounge invites you in with a feature inglenook fireplace, perfect for those cold winter evenings. Further on, there is a fully equipped kitchen with its adjacent dining room and conservatory, seamlessly blending into one and creating a perfect space to relax or receive guests in. Not to forget, the utility room and WC - adding functionality and convenience to this home. All while the first floor offers three bedrooms with the principal one having its very own en-suite, while the rest are benefitting from a family bathroom.

Finishing this property, is the rear garden. Fully enclosed and laid to lawn with a patio area. Great space to unwind in and relax.

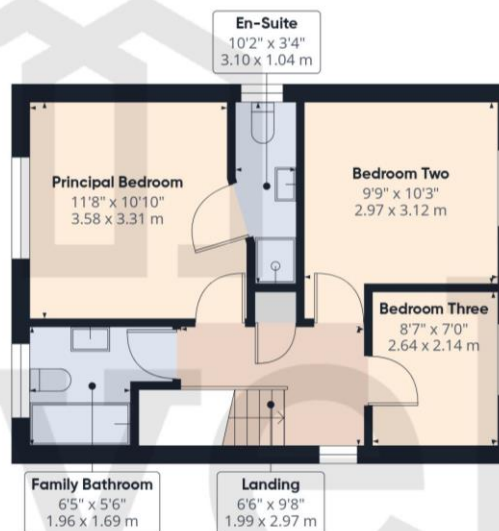
Call us to arrange your viewing today!



FLOORPLAN



Ground Floor



Floor 1

The Bridles, 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.lovelle.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		81 B
69-80	C	69 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 1.99m x 3.76m (6'6" x 12'4")

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

LOUNGE 3.58m x 5.14m (11'8" x 16'11")

Bright room with a feature brick Inglenook fireplace housing an electric fire. Walk-in bay window to the front elevation.

KITCHEN 2.6m x 3.76m (8'6" x 12'4")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset electric oven and a four ring gas hob with an extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer. One and a half bowl stainless steel sink and drainer with a swan neck mixer tap. Window to the rear elevation and doors to the dining and utility rooms.

DINING ROOM 2.98m x 3.15m (9'10" x 10'4")

Great space to receive or entertain guests and family.
Sliding patio doors to the conservatory.

CONSERVATORY 2.38m x 3.69m (7'10" x 12'1")

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof. Double opening French doors to the patio area.

UTILITY ROOM 1.4m x 1.65m (4'7" x 5'5")

Tall floor unit with a contrasting work surface and tiled splash back. Plumbing for a washing machine.
Half glazed composite door to the rear elevation.

WC 0.97m x 1.67m (3'2" x 5'6")

Two piece suite incorporating a low flush WC and a vanity wash hand basin with hot and cold water taps.
Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 3.58m x 3.31m (11'8" x 10'11")

Window to the front elevation and a door to the en-suite.

EN-SUITE 3.1m x 1.04m (10'2" x 3'5")

Three piece suite incorporating a shower cubicle with a shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps.

Decorative tiles to the wet areas.

Window to the side elevation.

BEDROOM TWO 2.97m x 3.12m (9'8" x 10'2")

Window to the rear elevation.

BEDROOM THREE 2.64m x 2.14m (8'8" x 7'0")

Window to the rear elevation.

FAMILY BATHROOM 1.96m x 1.69m (6'5" x 5'6")

Three piece bathroom suite incorporating a bathtub with a mixer tap and shower over, low flush WC and a pedestal wash hand basin with hot and cold water taps.

Decorative tiles throughout.

Window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Spacious front garden with a block paved driveway offering ample off street parking and access to the integral garage and the rear garden. Finished with an evergreen hedge and a manicured lawn.

INTEGRAL GARAGE 2.5m x 5.07m (8'2" x 16'7")

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed rear garden, surrounded by wooden fencing, mature trees and shrubbery. Offering privacy from the surrounding properties. Predominantly laid to lawn with a delightful patio area and raised borders. Finished with a timber constructed garden shed.

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 - OK,
Available - 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.

