



## 3 COUNCIL VILLAS, THORNTON ROAD GOXHILL, DN19 7HW

**£185,000**  
**FREEHOLD**

Welcome to Council Villas, located in the charming village of Goxhill.

This delightful property is offered with vacant possession, ensuring a smooth and straightforward purchase process. One of the standout features of this home is the fabulous open-plan kitchen and dining area, which has been extensively upgraded by the current owners.



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## 3 COUNCIL VILLAS,



### DESCRIPTION

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Upon entering the property, you're greeted by a welcoming reception hallway leading into a cosy living room. The spacious kitchen diner boasts French doors opening out onto a beautifully manicured rear garden, and also includes access to a handy step-down pantry—ideal for extra storage.

Upstairs, the first floor offers generously sized bedrooms served by a family bathroom. This property is perfect for first-time buyers or young families, with excellent local schools nearby and the chance to embrace the charm of village life.

The rear garden is expansive and mainly laid to lawn, complete with sheds, summer houses, and off-street parking to the rear—making it as practical as it is picturesque.

Don't miss out—get in touch today to arrange your viewing!

### ENTRANCE HALLWAY

### LIVING ROOM

### KITCHEN/DINER

### FIRST FLOOR LANDING

### BEDROOM ONE

### BEDROOM TWO

### BEDROOM THREE

### FAMILY BATHROOM

### EXTERNALLY

The front of the property is laid to lawn with a driveway leading down the side of the house. The rear garden is fully enclosed, laid to lawn with an undercover patio and pebbled area with a summer house and timber sheds.

### 3 COUNCIL VILLAS,







## 3 COUNCIL VILLAS,

### ADDITIONAL INFORMATION

**Local Authority –**

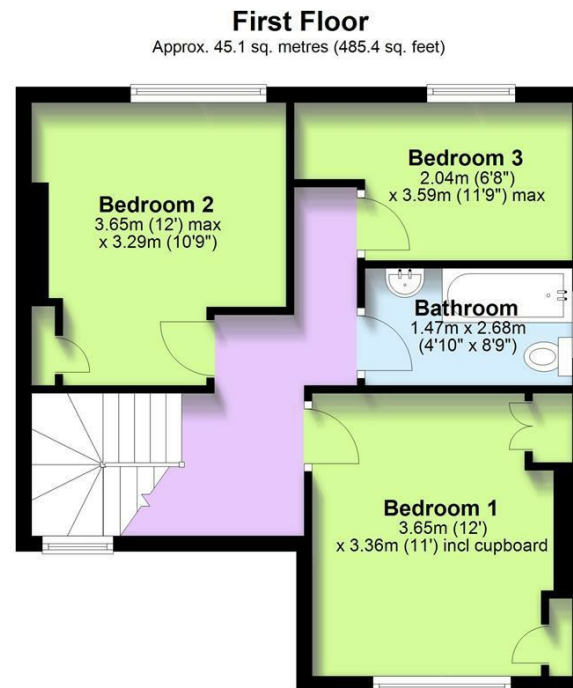
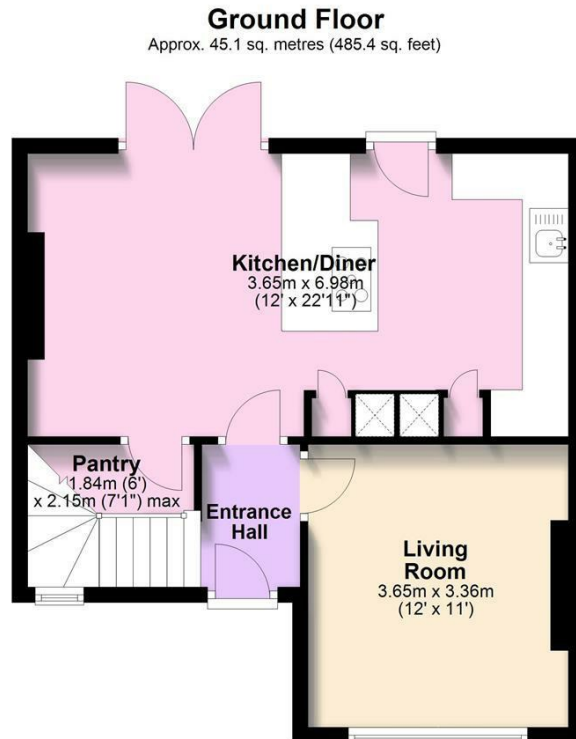
**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – 1151.75 sq ft**

**Tenure – Freehold**





Total area: approx. 90.2 sq. metres (970.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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