



Howe Lane, Goxhill, North Lincolnshire

Offers over £275,000



lovelle



## Key Features

- **\*\*NO CHAIN\*\***
- Renovation Project
- Kitchen & Breakfast Room
- Lounge & Sitting Room
- Conservatory
- Three Spacious Bedrooms
- Family Bathroom & Shower Room
- Enclosed Side Garden
- Double Garage & Driveway
- Two Workshops
- EPC rating E





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## DESCRIPTION

Welcome to this extended Edwardian property, in need of renovation, in the heart of the picturesque village of Goxhill.

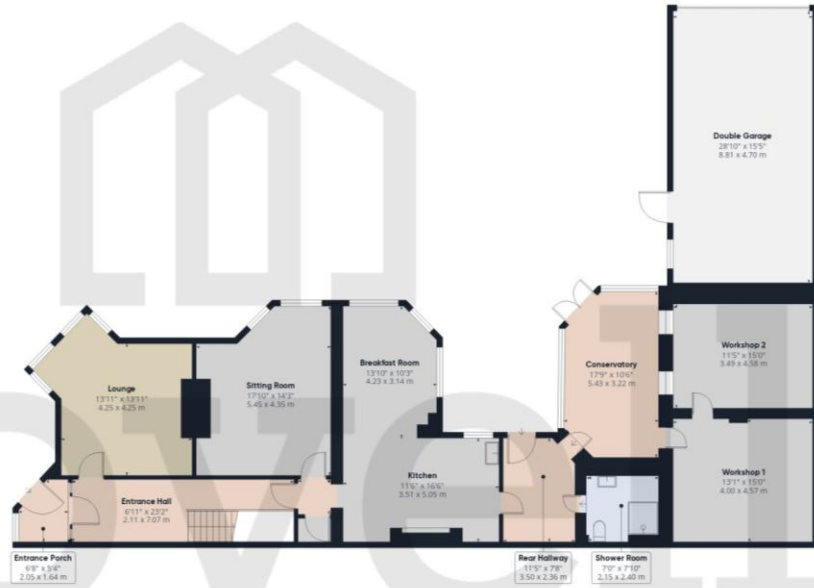
Approaching, you are greeted by evergreen hedging and mature trees. Once inside, it opens with a spacious lounge and a sitting room. Further on, there is a family kitchen with a breakfast room adjoining it. Not to forget, the downstairs shower room. Adding versatility and convenience to the property. Finishing the ground floor is the conservatory and two workshops. Offering endless possibilities. While the first floor offers three double bedrooms. With all benefiting from a family bathroom.

Outside, there is a fully enclosed side garden and a garage. Offering ample off-street parking. While the courtyard offers a great space to host gatherings or to relax in.

Book your viewing today.



# FLOORPLAN



Ground Floor



Floor 1



## Howe 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.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		
69-80	C		
55-68	D		68 D
39-54	E	46 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.

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**ENTRANCE HALL** 2.11m x 7.07m (6'11" x 23'2")

Entered through a wooden door through the porch with sidelights into the entrance hall.

**LOUNGE** 4.25m x 4.25m (13'11" x 13'11")

Bright and airy room with a feature Adam-style fireplace.  
Windows to the front and side elevation.

**SITTING ROOM** 5.45m x 4.35m (17'11" x 14'4")

Great space to receive guests and have family meals in. Feature mid-century modern fireplace and two windows to the side elevation.

**OPEN PLAN FAMILY KITCHEN:**

**KITCHEN** 3.51m x 5.05m (11'6" x 16'7")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap, plumbing for a washing machine. Rayburn range cooker housed in an Inglenook.  
Window to the side elevation and a door to the conservatory.

**BREAKFAST ROOM** 4.23m x 3.14m (13'11" x 10'4")

Great space to relax and unwind in or receive guests.  
Windows to the side elevation.

**CONSERVATORY** 5.43m x 3.22m (17'10" x 10'7")

Constructed on a low-rise brick wall and fully double glazed with doors to the courtyard and workshops.

**SHOWER ROOM** 2.15m x 2.4m (7'1" x 7'11")

Three piece suite incorporating a walk-in shower cubicle with an electric shower over, vanity wash hand basin with a mixer tap and a push button WC.  
Decorative tiles to the wet areas and a towel rail radiator.  
Roof window to the side elevation.

**WORKSHOP 1** 4m x 4.57m (13'1" x 15'0")

Cast iron stove and two windows to the rear elevation.

**WORKSHOP 2** 3.49m x 4.58m (11'6" x 15'0")

Two windows to the front elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 4.23m x 4.35m (13'11" x 14'4")

Storage cupboard and a window to the side elevation.

**BEDROOM TWO** 3.8m x 3.6m (12'6" x 11'10")

Storage cupboard and windows to the front and side elevation.

**BEDROOM THREE** 2.57m x 4.47m (8'5" x 14'8")

Two windows to the front elevation.

Storage cupboard.

**FAMILY BATHROOM** 2.81m x 3.47m (9'2" x 11'5")

White three piece bathroom suite incorporating a bathtub with hot and cold water taps, pedestal wash hand basin with hot and cold water taps and a low flush WC. Storage cupboards.

Decorative tiles to the wet areas and a window to the rear elevation.

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

Fully laid to lawn with mature shrubbery and trees adorning the boundary.

**SIDE ELEVATION**

Fully enclosed by wooden fencing and mature trees, shrubbery, making it feel private and cosy. Adorned with a manicured lawn. Calming space to unwind in and enjoy nature's beauty. A courtyard offers great space to entertain guests, family or enjoy a quiet moment to yourself. Driveway offering ample off-street parking and access to the double garage.

**DOUBLE GARAGE** *8.81m x 4.7m (28'11" x 15'5")*

Power and lighting.

**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 - 10 Mbps (download speed), 0.9 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 - Great,  
Available - O2, Vodafone, EE, Three.

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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 £24.00 (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.

