



Elm Lane, Goxhill, North Lincolnshire

£369,950





Key Features

- Total Floor Area:- 143 Square Metres
- Cosy Lounge
- Open Plan Kitchen Diner
- Utility Room & WC
- Four Bedrooms
- Two Bathrooms
- Enclosed Side Garden
- Integral Garage
- Driveway
- Views of Pastures
- EPC rating B





DESCRIPTION

As you approach this property, you are greeted by a well maintained front garden with an ample driveway offering off street parking and access to the integral garage.

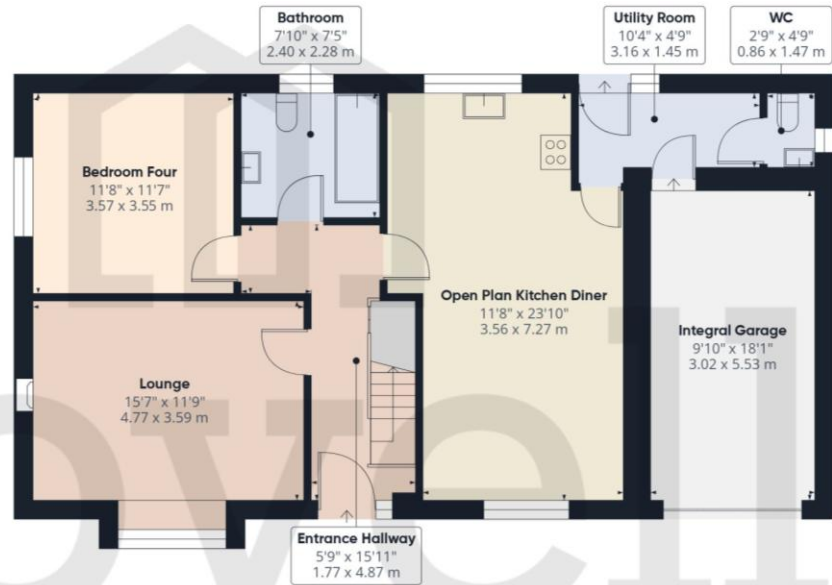
Once inside, the bright hallway invites to explore deeper. The doors to the left take you to the cosy lounge accented by a log burner, perfect for those cold winter evenings. And a downstairs bedroom with an adjacent bathroom. To the right - an open plan kitchen diner with a dining area. Not to forget, the adjacent utility room and WC, adding versatility and convenience to the property. While the first floor offers three further bedrooms with all benefitting from a shower room.

Finishing this home is the garden. Fully enclosed by fencing with a seating area and a manicured lawn. Wonderful space to enjoy a moment to yourself or entertain family and friends.

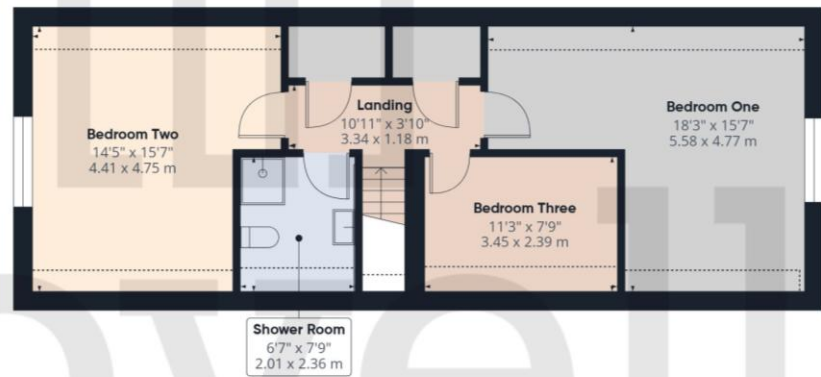
Only by viewing will you fully appreciate this generously proportioned home.



FLOORPLAN



Ground Floor



Floor 1



Elm Lane, 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.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	90 B	90 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 1.77m x 4.87m (5'10" x 16'0")

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

LOUNGE 4.77m x 3.59m (15'7" x 11'10")

Bright room with a bay window to the front elevation. Adam style fireplace surround housing a cast iron wood burner, perfect for those cold winter evenings.

OPEN PLAN KITCHEN DINER: 3.56m x 7.27m (11'8" x 23'11")

KITCHEN

Range of wall and base units with contrasting work surfaces and decorative tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric double oven and a four ring gas hob with an extraction canopy over. Integral fridge.

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

DINING AREA

Great space to receive guests and entertain family and friends.

Window to the front elevation.

UTILITY ROOM 3.16m x 1.45m (10'5" x 4'10")

Contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Housing the combination boiler.

Window and a half glazed UPVC door to the rear elevation.

WC 0.86m x 1.47m (2'10" x 4'10")

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

Window to the side elevation.

BEDROOM FOUR 3.57m x 3.55m (11'8" x 11'7")

Window to the side elevation.

BATHROOM 2.4m x 2.28m (7'11" x 7'6")

Three piece suite incorporating a bathtub with hot and cold wate taps, push button WC and a vanity wash hand basin with a mixer tap.
Window to the rear elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 5.58m x 4.77m (18'4" x 15'7")

Window to the side elevation.

BEDROOM TWO 4.41m x 4.75m (14'6" x 15'7")

Window to the side elevation.

BEDROOM THREE 3.45m x 2.39m (11'4" x 7'10")

Roof window to the front elevation.

SHOWER ROOM 2.01m x 2.36m (6'7" x 7'8")

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap.
Roof window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to lawn with mature shrubbery and a driveway providing ample off-street parking for multiple vehicles. Access to the integral garage and the garden.

INTEGRAL GARAGE 3.02m x 5.53m (9'11" x 18'1")

Power and lighting.

SIDE ELEVATION

Fully enclosed by fencing providing privacy from the surrounding properties. Laid to lawn with mature shrubbery, trees and plantings adorning the boundary of the garden. While the patio and summer house offer great spaces to entertain or receive guests. Finished with a timber garden shed for extra storage.

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 - 29 Mbps (download speed), 4 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 220 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 £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.

