



St. Clare, Ferry Road, Goxhill, Barrow-upon- Humber, Lincolnshire, DN19 7JZ

Asking Price: £375,000

EPC: D.
Council Tax Band: D.
Freehold.

Accommodation Summary:

- RARE OPPORTUNITY IN A PRIME, HIGHLY SOUGHT AFTER VILLAGE LOCATION
- DETACHED HOME SET WITHIN APPROX. 0.4 ACRE PRIVATE, MATURE GROUNDS
 - STUNNING PANORAMIC COUNTRYSIDE VIEWS
 - PEACEFUL EDGE OF VILLAGE POSITION WITH EXCELLENT ACCESSIBILITY
 - SURPRISINGLY SPACIOUS ACCOMMODATION
- EXTENSIVE PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- BRIGHT DUAL ASPECT ROOMS MAXIMISING LIGHT & VIEWS
 - MODERN KITCHEN WITH ADJOINING UTILITY & STORE
 - THREE WELL PROPORTIONED BEDROOMS
- CONTEMPORARY BATHROOM & GROUND FLOOR SHOWER ROOM



To arrange a viewing please call the Paul Fox - Barton office on 01652 635000

Description:

Paul Fox Estate Agents are delighted to bring to the market this immaculately presented detached home, occupying a generous mature plot of approximately 0.4 acres in an enviable edge of village position within one of Goxhill's most desirable areas, where properties rarely become available. Enjoying stunning panoramic views across open countryside and the Humber Bridge, the property presents a superb opportunity for purchasers seeking space, privacy and a semi-rural lifestyle.

The superbly presented accommodation is both versatile and well-proportioned throughout, ideal for a growing family or professional couple. The ground floor briefly comprises a welcoming entrance porch leading into a spacious reception hallway, an impressive dual-aspect lounge featuring a characterful wood burning stove, a separate formal dining room, useful ground floor shower room and a modern fitted kitchen with access to a side lobby and useful utility/store.

To the first floor, a generous central landing provides access to three well sized bedrooms, with the principal bedroom benefitting from dual-aspect views and a comprehensive range of fitted furniture. A stylish and contemporary family bathroom completes the first-floor accommodation.

Externally, the property is approached via attractive double oak five-bar gates opening onto a substantial block paved driveway, providing ample off-road parking for multiple vehicles and access to an attached single garage. The front garden is predominantly laid to lawn and screened by a mature beech hedge, ensuring a high degree of privacy.

The rear garden is a true highlight, offering an extensive and beautifully maintained outdoor space, ideal for entertaining and family enjoyment. Featuring a large decked and flagged patio area, ornamental pond with fountain feature, well stocked borders and a generous lawn enclosed by established hawthorn hedging. A selection of mature fruit trees, including apple and pear, further enhance the setting, along with two timber garden sheds. Gated side access leads back to the front of the property. Further benefits include hardwood double glazing, modern gas fired central heating system and an electric car charger.

Rooms:

Front Entrance Porch Including an attractive hardwood double glazed entrance door with adjoining front and side hardwood double glazed windows, tiled flooring and an internal double-glazed door allows access to;

Spacious Main Reception Hallway 19'8" x 7'8" (6m x 2.34m). With a single traditional flight staircase leading to the first floor accommodation with open spell balustrading and matching newel posts, wall mounted electronic thermostatic control for the central heating, solid oak engineered strip flooring, wall mounted electronic control for the garage automatic door, wall to ceiling coving, built in storage cupboard and internal doors allowing access off to;

Spacious Main Lounge 19' x 13'1" (5.8m x 4m). Enjoying a dual aspect with broad front and rear hardwood double glazed windows, continuation of flooring, two single wall lights, TV input and a stylish open recessed fireplace with a modern wood burning stove with slate tiled hearth and internal twin doors allows access off to;



Dining Room 10'11" x 10' (3.33m x 3.05m). With sliding rear uPVC double glazed doors leading to the decked patio seating area, continuation of flooring and wall to ceiling coving.

Ground Floor Shower Room 7'1" x 5'7" (2.16m x 1.7m). Enjoys a side hardwood glazed window with frosted glazing and a three-piece suite comprising a single walk-in shower cubicle with Tritan shower, glazed door with inset ceiling spotlights. An oval wash hand basin with beech effect storage units beneath and an adjoining low flush WC, wall mounted chrome towel heater, tiled flooring which benefits from underfloor heating, tiled walls and further ceiling spotlights.

Attractive Fitted Kitchen 9'4" x 11' (2.84m x 3.35m). With a rear hardwood double glazed window, a range of white shaker style low level units, drawer units and wall units with rounded brushed aluminium style pull handles with a patterned working top surface incorporating a one and a half bowl single sink bowl unit with block mixer tap and drainer to the side, space for a free standing Range Master cooker with matching Range Master extractor fan and tiled splash backs, integral fridge freezer, tiled splash back to the worktops, LED downlighting to the high level units, ceiling spotlights, tiled flooring, plumbing for a dishwasher and a matching high level integral Neff microwave and a side hardwood glazed door allows access to;

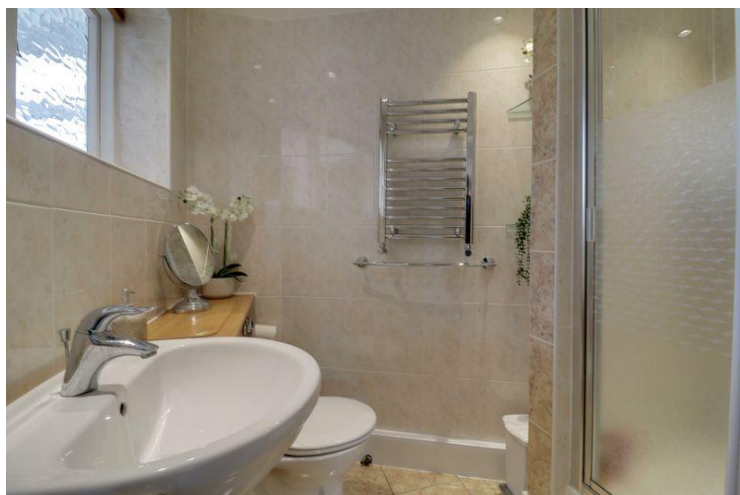
Side Entrance Lobby Providing a hardwood double glazed door with adjoining window and top light, tiled flooring and an internal door leads through to;

Utility Store 4'11" x 3'7" (1.5m x 1.1m). Has plumbing for a washing machine, full power and an attached boiler room which has a wall mounted Ideal Vogue Max gas combi boiler, shelving and full power with a side uPVC double glazed window.

First Floor Spacious Galleried Landing

Consists of a front hardwood double glazed window, loft access and further doors through to;

Master Bedroom 1 13'1" x 19'4" (4m x 5.9m). Benefits from a dual aspect with front and rear hardwood double glazed windows, TV input and an extensive range of fitted bedroom furniture with wardrobes, integral desk area, high level units, drawers and inset shelving with downlighting and a separate dressing area with matching drawers.



Rear Double Bedroom 2 10'2" x 11'2" (3.1m x 3.4m). With a rear hardwood double glazed window, TV input, inset ceiling spotlights and wall to ceiling coving.

Rear Double Bedroom 3 9'6" x 11'2" (2.9m x 3.4m). With a rear hardwood double glazed window, TV input, wall to ceiling coving and ceiling spotlights.

Family Bathroom 9'6" x 5'11" (2.9m x 1.8m). With a side hardwood double glazed window with frosted glazing, a three piece suite comprising a low flush WC, -p-shaped panelled bath with overhead mains shower with folding glazed screen, pedestal wash hand basin, fully tiled walls, cushioned flooring, wall mounted modern stainless steel towel heater, ceiling spotlights, extractor fan and a built-in airing cupboard.

Grounds

Externally to the front of the home provides double oak five bar gates leading to a block paved driveway allowing ample parking for multiple vehicles and direct access to an attached single garage. Adjoining the driveway is a further lawned garden protected by a beech boundary hedge providing an excellent degree of privacy. Occupying a large private rear garden which boasts an excellent decked and flagged patio area with ornamental pond with water fountain feature and stocked borders, the principally laid lawn is enclosed by manageable Hawthorne hedging and a variety of fruit trees which include pear and apple. The garden consists of two timber constructed garden sheds. From the rear door there is a set of double wooden gates with access to the front elevation.

Outbuildings

The property enjoys the benefit of two outbuildings which includes summer house and two timber storage sheds.

Garage 18'4" x 9' (5.6m x 2.74m). The property has the benefit of an attached garage with automatic door, a rear UPVC double glazed window with frosted glazing, an external electric car charging point and full power and lighting.

