



Church Side, Goxhill, North Lincolnshire

Offers over £199,950





Key Features

- Recently Renovated to a High Standard
- Total Floor Area:- 93 Square Metres
- Lounge
- Kitchen Diner
- Cloakroom WC
- Three Bedrooms
- Bathroom
- Garage & Driveway
- Enclosed Rear Garden
- Workshop
- EPC rating C





DESCRIPTION

****NO CHAIN****

Set at the edge of the highly sought after village of Goxhill is this superb detached home. Recently renovated and ready for a family or someone looking to escape the busy city lifestyle.

Approaching this home it reveals a driveway and a garage. As you enter through the front door a bright hallway welcomes you in to explore further. To your right is the lounge that overlooks the lovely rear garden. To your left is a handy and useful downstairs cloakroom and in front a door opens to the kitchen diner.

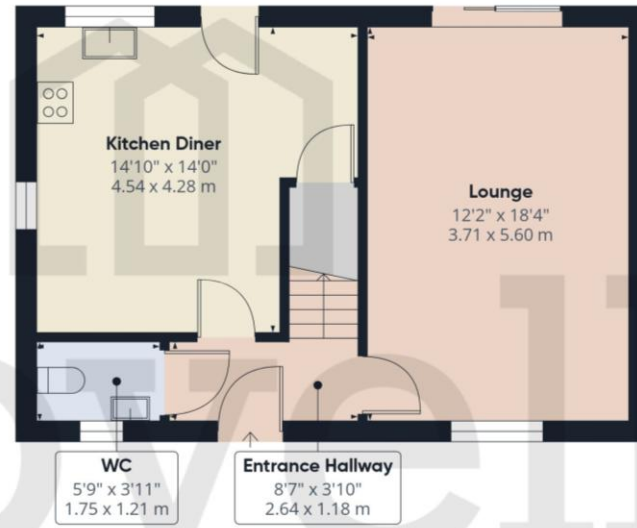
Once upstairs this charming home reveals three generously sized bedrooms and a family bathroom, with views of the surrounding pastures.

As you make your way out, the rear garden opens its possibilities, being perfect for outdoor entertaining or just to enjoy a quiet moment to yourself.

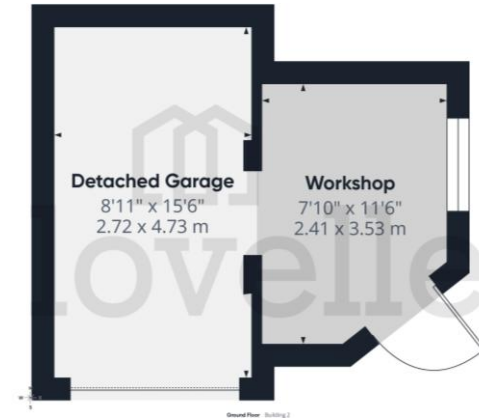
Arrange your viewing today!



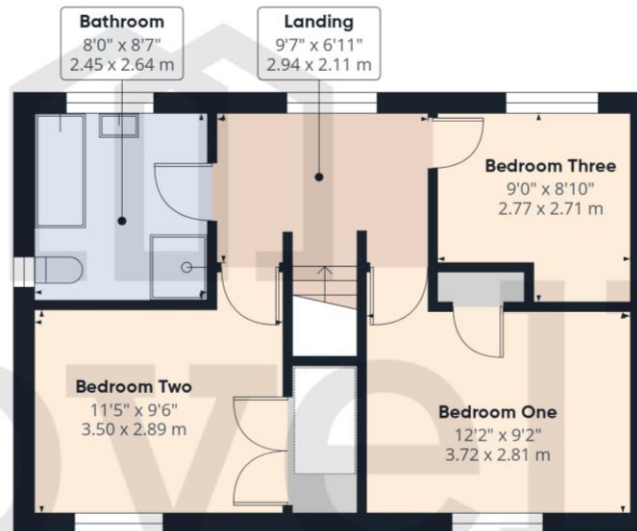
FLOORPLAN



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



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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.lovell.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	72 C	85 B
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 2.64m x 1.18m (8'8" x 3'11")

Entered via a UPVC door into the hallway. The hallway has a door to the lounge, kitchen diner and cloakroom WC. Staircase leading up to the first floor accommodation.

LOUNGE 3.71m x 5.6m (12'2" x 18'5")

Adam style fireplace surround with a marble effect hearth and insert housing a living flame, gas fire. Dual aspect having sliding patio doors to the rear garden and a window to the front elevation.

KITCHEN DINER 4.54m x 4.28m (14'11" x 14'0")

Range of wall and base units in a dove grey finish with contrasting beechwood work surfaces and a breakfast bar. Inset electric oven, microwave and a four ring gas hob with extraction canopy over. Integral dishwasher, plumbing for a washing machine and space for a fridge and freezer. Composite one and a half bowl sink with a mixer tap. Dual aspect having a window to the side, rear and door to the rear elevation.

CLOAKROOM WC 1.75m x 1.21m (5'8" x 4'0")

Two piece suite incorporating a low flush WC and a vanity unit with a wash hand basin. Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.72m x 2.81m (12'2" x 9'2")

Fitted wardrobes. Window to the front elevation.

BEDROOM TWO 3.5m x 2.89m (11'6" x 9'6")

Window to the front elevation.

BEDROOM THREE 2.77m x 2.71m (9'1" x 8'11")

Window to the rear elevation.

BATHROOM 2.45m x 2.64m (8'0" x 8'8")

A boutique style four piece suite incorporating a bath tub with telephone style shower attachment, shower cubicle with shower over, low flush WC and a vanity unit incorporating a wash hand basin. Victorian style towel rail radiator. Dual aspect having a window to the rear and side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

A charming front garden predominantly laid to lawn with patio stones leading to the front door, adorned with mature planting. Driveway providing ample off street parking leading to the garage.

GARAGE 2.72m x 4.73m (8'11" x 15'6")

Up and over door to the front elevation. Power and lighting.

WORKSHOP 2.41m x 3.53m (7'11" x 11'7")

REAR ELEVATION

Enclosed rear garden, providing perfect space for outdoor entertaining.

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 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.

