



Cumal Bec Mill Lane, Goxhill

£275,000

TRADITIONAL DETACHED BUNGALOW · DECEPTIVELY SPACIOUS DETACHED BUNGALOW · NO UPWARD CHAIN · QUIET VILLAGE POSITION · 3 BEDROOMS · 2 RECEPTION ROOMS · MAIN FAMILY BATHROOM · BREAKFAST KITCHEN & UTILITY AREA · GENEROUS PRIVATE REAR GARDEN · AMPLE OFF STREET PARKING & GARAGE · VIEW VIA OUR BARTON OFFICE



paul fox
the family estate agents

Spacious 3-bed detached bungalow in Goxhill village.
Flexible living areas, large gardens, garage, off-road
parking. Vacant possession. Scope to update. Peaceful
location near amenities.

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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- DECEPTIVELY SPACIOUS DETACHED BUNGALOW
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- QUIET VILLAGE POSITION
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- MAIN FAMILLY BATHROOM
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Central Entrance Hallway

6' 2" x 19' 3" (1.87m x 5.86m)

With a front uPVC double glazed entrance door with frosted glazing with adjoining side light, wall to ceiling coving, loft access and leads off to;

Cloakroom

Has a uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC and a wall mounted wash hand basin.

Breakfasting Kitchen

12' 9" x 9' 10" (3.88m x 3.00m)

With a rear uPVC double glazed window and a uPVC double glazed door allowing access to the rear garden. The kitchen includes a range of oak fronted low level units, drawer units and wall units with glazed fronts and a patterned working top surface incorporating a single stainless steel sink unit with drainer to the side and block mixer tap and fully tiled splash backs, integral electric oven with matching four ring hob with matching canopied extractor fan, space for a tall fridge freezer, tiled flooring and an opening leads through to;





Utility Area

4' 3" x 10' 6" (1.30m x 3.20m)

With a rear uPVC double glazed window and a working top surface with plumbing for a washing machine and space for an under the counter tumble dryer or fridge continuation of tiled flooring and an internal door allows access through to the attached garage.

Dining Room

10' 2" x 12' 8" (3.10m x 3.87m)

With rear sliding double glazed doors allowing access to the garden and wall to ceiling coving.

Spacious Main Lounge

15' 11" x 12' 2" (4.86m x 3.70m)

With a rear uPVC double glazed sliding door, wall to ceiling coving and a feature gas coal effect fireplace with quarry style tiled hearth, brick backing and oak mantel and TV input.

Master Bedroom 1

13' 6" x 8' 7" (4.11m x 2.62m)

With a front uPVC double glazed window.

Front Double Bedroom 2

8' 6" x 10' 5" (2.60m x 3.17m)

With a front uPVC double glazed window and a built-in wardrobe.





Bedroom 3

8' 6" x 13' 7" (2.60m x 4.14m)

With a side uPVC double glazed window and a fitted wardrobe.

Family Bathroom

7' 1" x 8' 6" (2.15m x 2.60m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a panelled bath with overhead chrome mains shower with glazed screen, pedestal wash hand basin and a low flush WC, tiled walls, a wall mounted chrome towel and a built-in airing cupboard which houses the cylinder tank.

Grounds

The property is positioned on a generous private mature plot with the front allowing for a principally lawned garden with mature trees and an adjoining tarmac laid driveway which allows off street parking allowing direct access to the single garage. Access leads down the side of the bungalow with the rear providing a further mature private lawned garden with fully matured planted boundary hedging allowing excellent privacy with a hard standing patio area and has a timber storage shed.

Garage

9' 10" x 17' 1" (3.00m x 5.20m). With an up and over door, full power and lighting, side uPVC double glazed window and an Ideal Mexico gas boiler.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

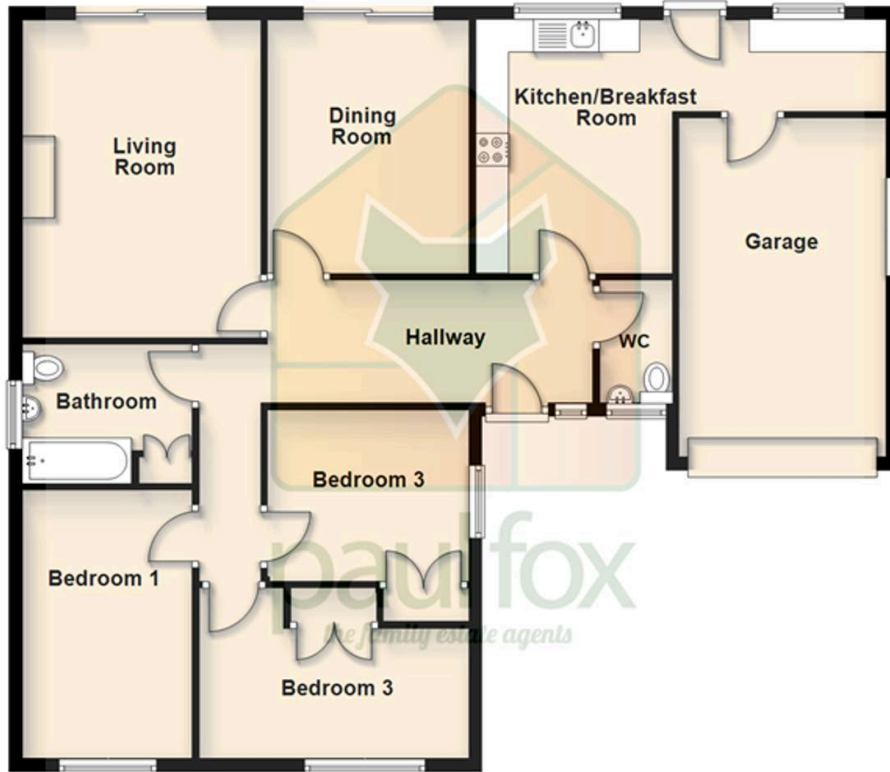
EU Directive
2002/91/EC





Ground Floor

Approx. 117.3 sq. metres (1262.3 sq. feet)



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)

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