

Farrows Pond, Goxhill

North Lincolnshire

£500,000

lovelle









Farrows Pond

Goxhill

An impressive five bedroom detached family home tucked away in the sought after village of Goxhill.

Sympathetically enhanced in recent years, creating a unique fusion, blending rustic charm with a traditional interior.

As you drive up to this residence, the driveway enhances the stature of this property, providing ample off-street parking and access to the integral garage. Once inside, the welcoming entrance hall invites you to explore this well appointed accommodation. Opening with spacious lounge and a formal dining room with an adjacent garden room. Making it a perfect space to receive and entertain guests in. Further on, there is a fabulous breakfast kitchen and a family room. Not to forget, the utility room and downstairs WC, adding convenience and practicality to the property. While the first floor offers four double bedrooms. With the principal one benefitting from a dressing room and an en-suite, and the rest from a family bathroom. With the second floor offering a further double bedroom, WC and a cinema room, with endless possibilities.

As you step outside, you are greeted by the lovingly tended garden, adorned with mature trees, shrubbery, and colourful plantings. Finished with multiple seating areas and a workshop.

Viewing is a pure delight!!!

- **Total Floor Area:- 370 Square Metres**
- **Sumptuous Lounge & Formal Dining Room**
- **Breakfast Kitchen**
- **Family Room & Garden Room**
- **Utility Room & Two WCs**
- **Five Double Bedrooms**
- **Family Bathroom & En-Suite**
- **Cinema Room**
- **Enclosed Rear Garden & Workshop**
- **Integral Garage & Driveway**

BROADBAND TYPE:

Standard- 5 Mbps (download speed), 0.7 Mbps (upload speed),

Superfast - 48 Mbps (download speed), 8 Mbps (upload speed),

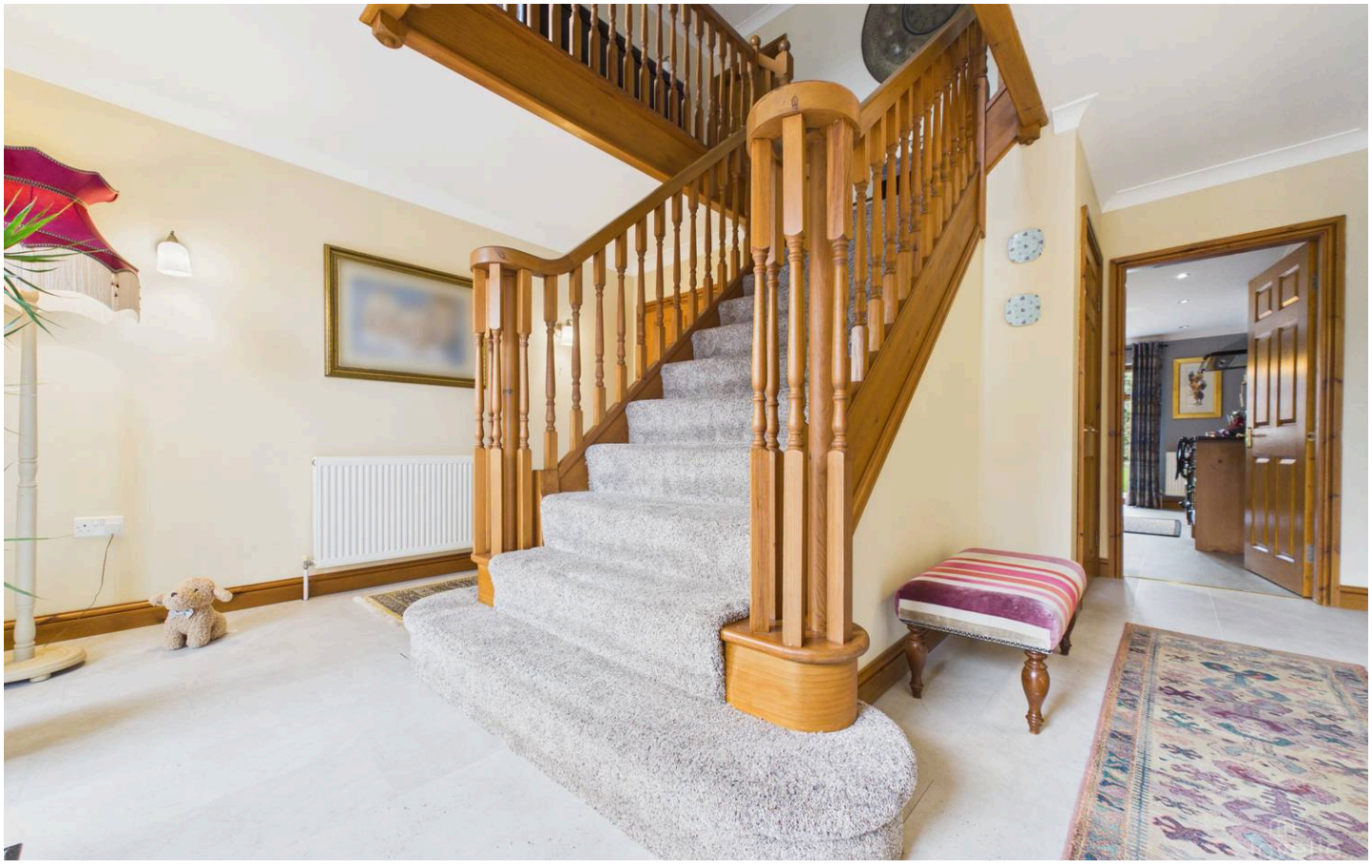
Ultrafast- 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE:

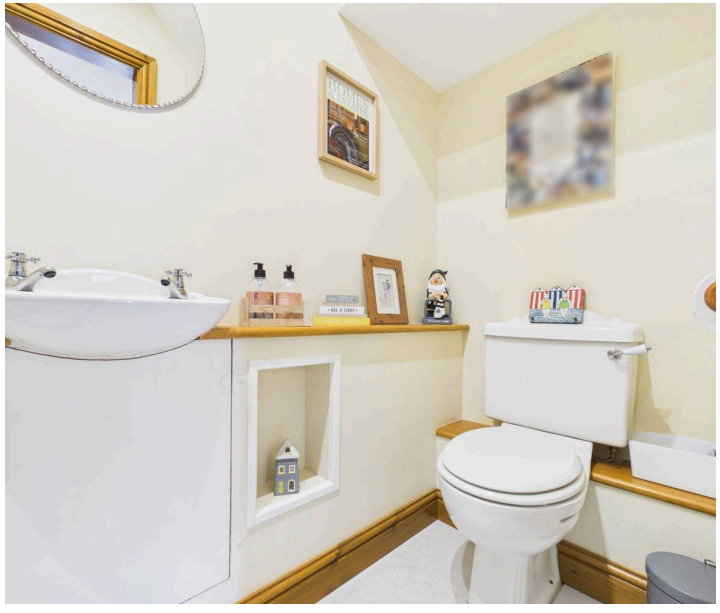
Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE HALL
12' 1" x 13' 11" (3.69m x 4.25m)
Entered via a composite door with sidelights into the entrance hall. Doors to all principal rooms and stairs to the first floor accommodation. Spacious understairs cloak cupboard with lighting.

LOUNGE
19' 11" x 17' 7" (6.08m x 5.35m)
A light and bright lounge with a walk-in bay window to the front elevation. Feature brick inglenook fireplace with a tiled hearth housing an open flame fire. Perfect for those cold winter nights. Finished with decorative wall lights and ample electrical sockets. Double opening French doors to the formal dining room.

DINING ROOM
18' 2" x 17' 7" (5.54m x 5.35m)
A spectacular space with windows to the side elevation and double opening French doors to the garden room. Connected to the kitchen and making it perfect to host parties, receive guests or entertain family and friends. Finished with decorative wall lights for creating the ultimate atmosphere.

GARDEN ROOM
9' 8" x 11' 3" (2.95m x 3.43m)
Great space to unwind in and enjoy the views of the garden. Double opening French doors to the rear elevation with a window to the side elevation, and further French doors to the side elevation opening to the decking.













BREAKFAST KITCHEN
18' 3" x 14' 8" (5.56m x 4.48m)
Comprehensive range of wall and base units with contrasting granite work surfaces. Freestanding range cooker with a gas hob, multiple ovens and a side warmer, extraction canopy over. Inset Belfast sink with a swan neck mixer tap, integral wine cooler. Finished with a breakfast bar for busy morning. Archways to the utility areas and family room. And double opening French doors with sidelights to the rear elevation.

FAMILY ROOM
18' 6" x 10' 5" (5.63m x 3.17m)
Quaint space to relax in or have family time. Dual aspect having windows to the side elevations and double opening French doors with sidelights to the rear elevation.

UTILITY ROOM
7' 9" x 10' 4" (2.37m x 3.16m)
Range of wall and base units with contrasting granite work surfaces. Plumbing for a washing machine, space for a tumble dryer and a further space for a tall fridge freezer. Belfast sink with a swan neck mixer tap. Window to the side elevation and a door to the integral garage.

WC
3' 6" x 6' 8" (1.07m x 2.04m)
Two piece suite incorporating a low flush WC and a wash hand basin with hot and cold water taps.







FIRST FLOOR ACCOMMODATION:
15' 10" x 14' 5" (4.83m x 4.40m)

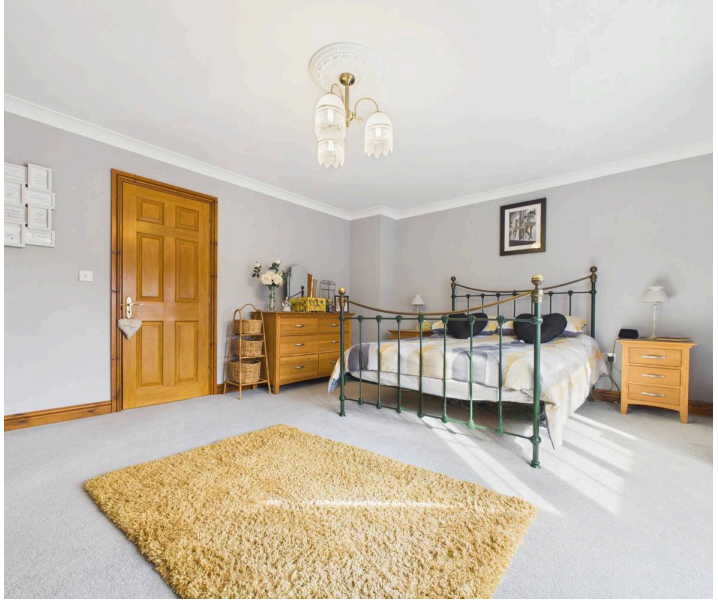
PRINCIPAL BEDROOM
18' 4" x 14' 7" (5.60m x 4.45m)
Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation and doors to the en-suite and dressing room.

DRESSING ROOM
8' 5" x 10' 5" (2.57m x 3.18m)
Fitted furniture incorporating multiple chests of drawers, vanity area and a wardrobe. Window to the side elevation.

EN-SUITE
12' 2" x 10' 4" (3.71m x 3.14m)
Four piece suite incorporating a freestanding bathtub with a mixer tap and a shower attachment, shower cubicle with a rain shower over, push button WC and two vanity wash hand basins with hot and cold water taps. Towel rail radiator and decorative tiles throughout. Windows to the side and rear elevation.







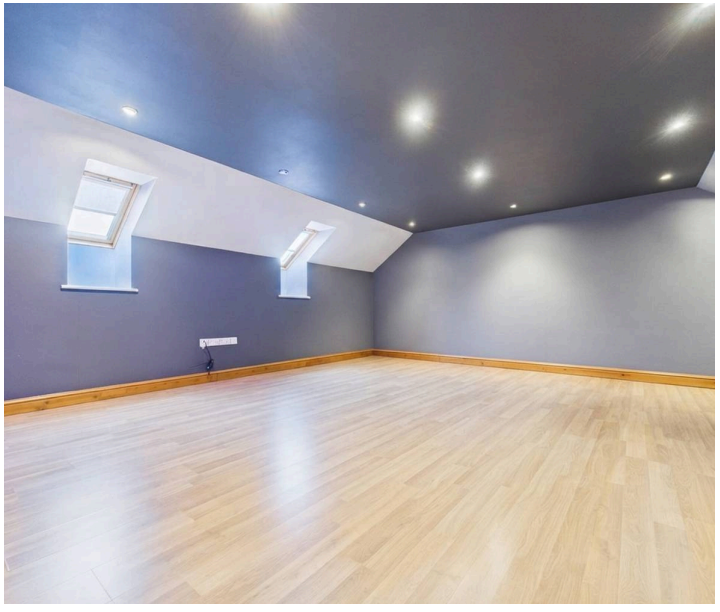
BEDROOM TWO
15' 5" x 17' 11" (4.69m x 5.46m)
Two windows to the rear elevation. Door to the bathroom.

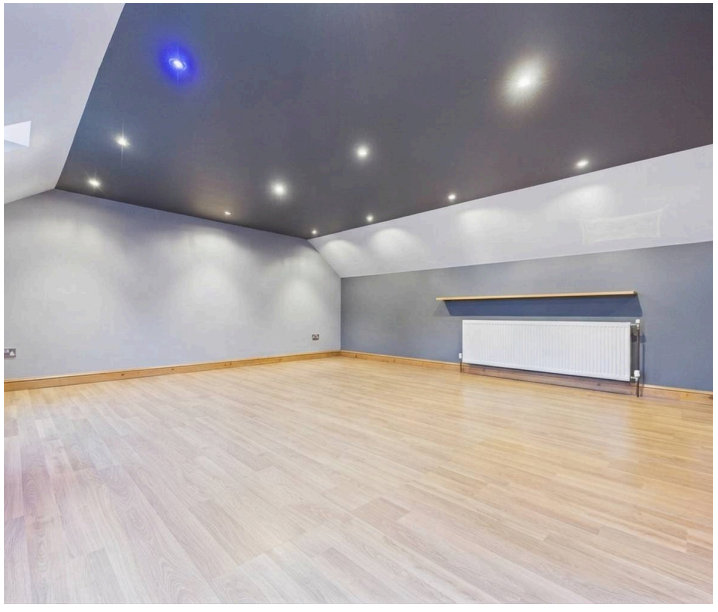
BEDROOM THREE
13' 5" x 17' 7" (4.10m x 5.37m)
Bay window to the front elevation. Door to the bathroom.

BEDROOM FOUR
17' 3" x 10' 4" (5.26m x 3.16m)
Windows to the side and front elevation.

FAMILY BATHROOM
9' 5" x 14' 4" (2.87m x 4.37m)
Four piece suite incorporating a bathtub with a mixer tap and a shower attachment, shower cubicle with a shower over, low flush WC and two vanity wash hand basins with hot and cold water taps. Towel rail radiator and decorative tiles throughout. Window to the side elevation.







SECOND FLOOR ACCOMMODATION:
17' 9" x 7' 1" (5.42m x 2.17m)

BEDROOM FIVE
14' 7" x 10' 5" (4.45m x 3.18m)
Fitted storage cupboard. Roof window to the rear elevation.

WC
7' 6" x 3' 4" (2.28m x 1.02m)
Two piece suite incorporating a low flush WC and a wash hand basin with hot and cold water taps.

CINEMA ROOM
18' 4" x 21' 8" (5.59m x 6.60m)
Great space for entertaining family and friends. Two roof windows to the rear elevation.

OUTSIDE THE PROPERTY:

WORKSHOP
11' 6" x 10' 5" (3.50m x 3.17m)
Power and lighting.



FRONT GARDEN

Block paved driveway providing ample off-street parking for multiple vehicles and leading to the integral garage. Gated access to the rear garden.

REAR GARDEN

Fully enclosed by brick walls and wooden fencing. Predominantly laid to lawn with decorative raised borders, mature trees and a colourful plantings. Further on, there are multiple seating areas making it perfect for outdoor entertaining. Finished with a brick-built workshop.

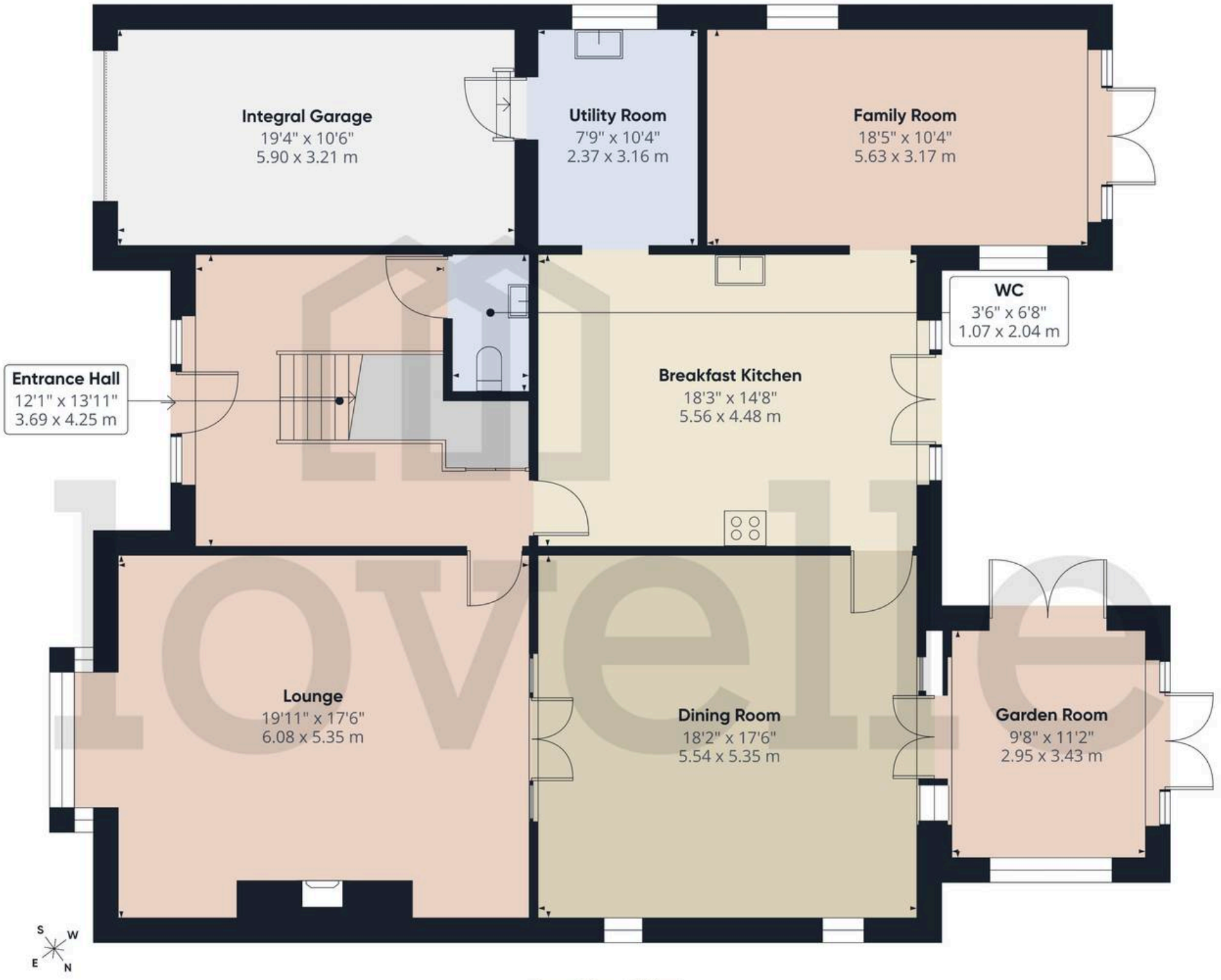
GARAGE

Single Garage

Integral Garage - roller door, power and lighting.

DRIVEWAY

3 Parking Spaces



Ground Floor Building 1

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Approximate total area(1)

1780 ft²

165.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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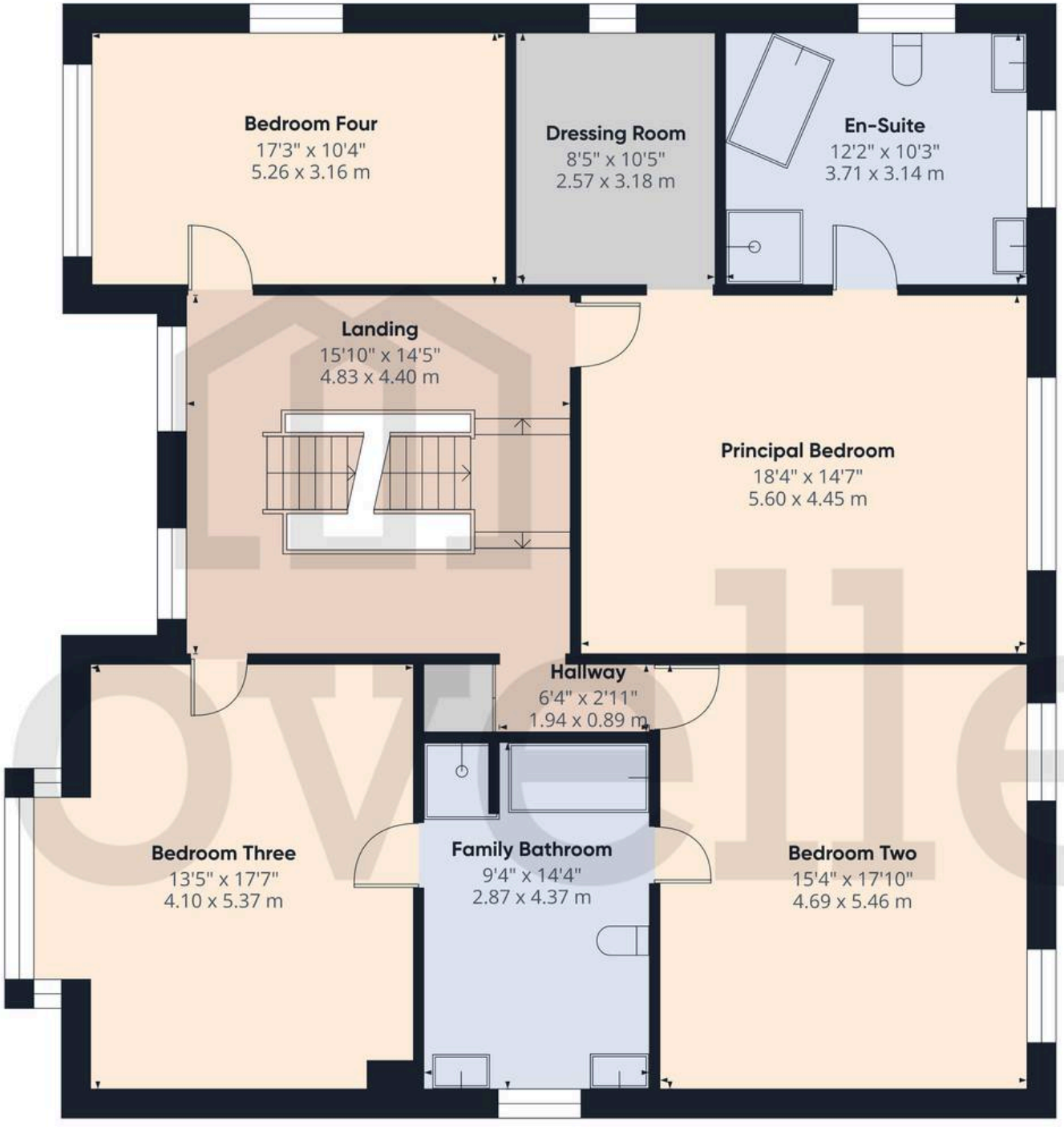

Floor 1 Building 1

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Approximate total area(1)

1534 ft²

142.4 m²

(1) Excluding balconies and terraces

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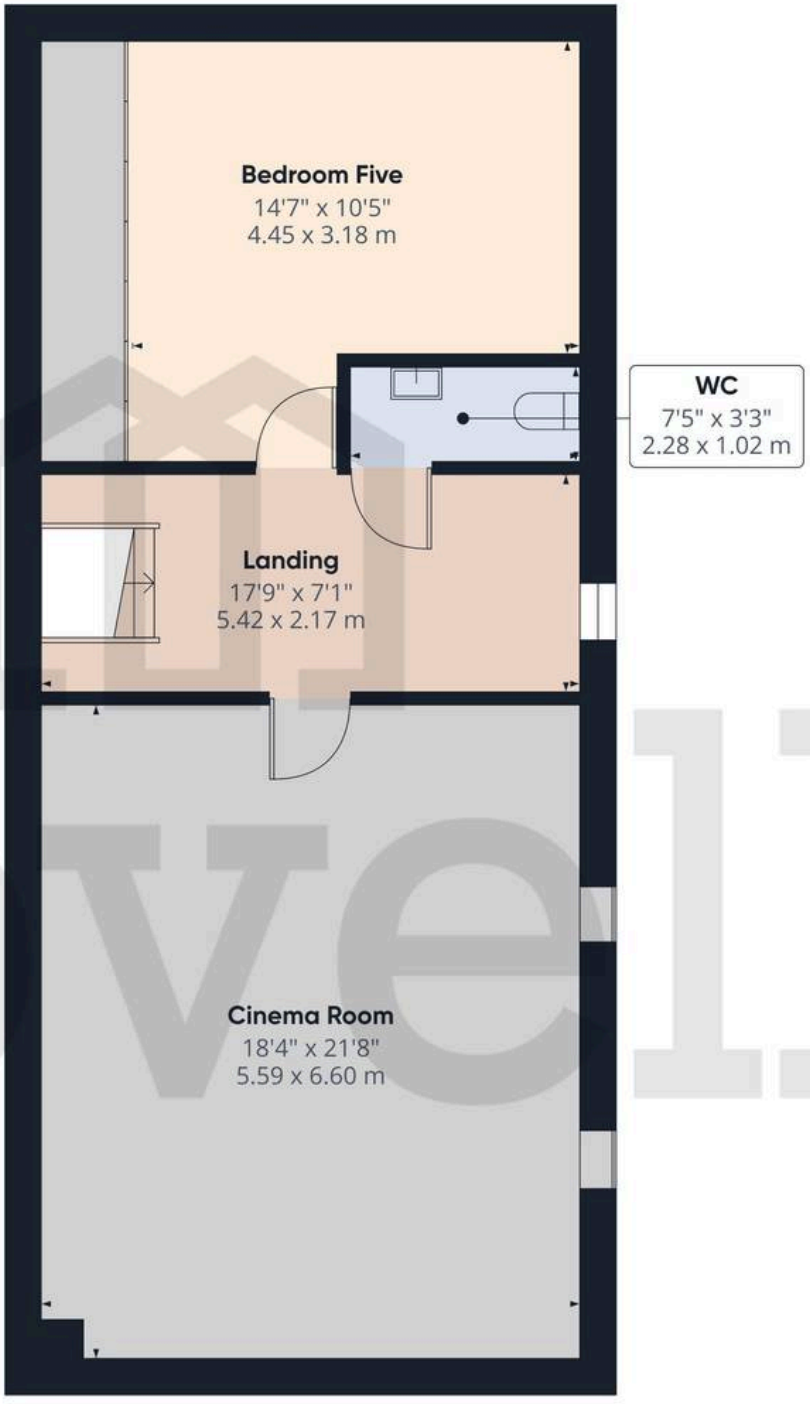

Floor 2 Building 1

Approximate total area(1)

746 ft²

69.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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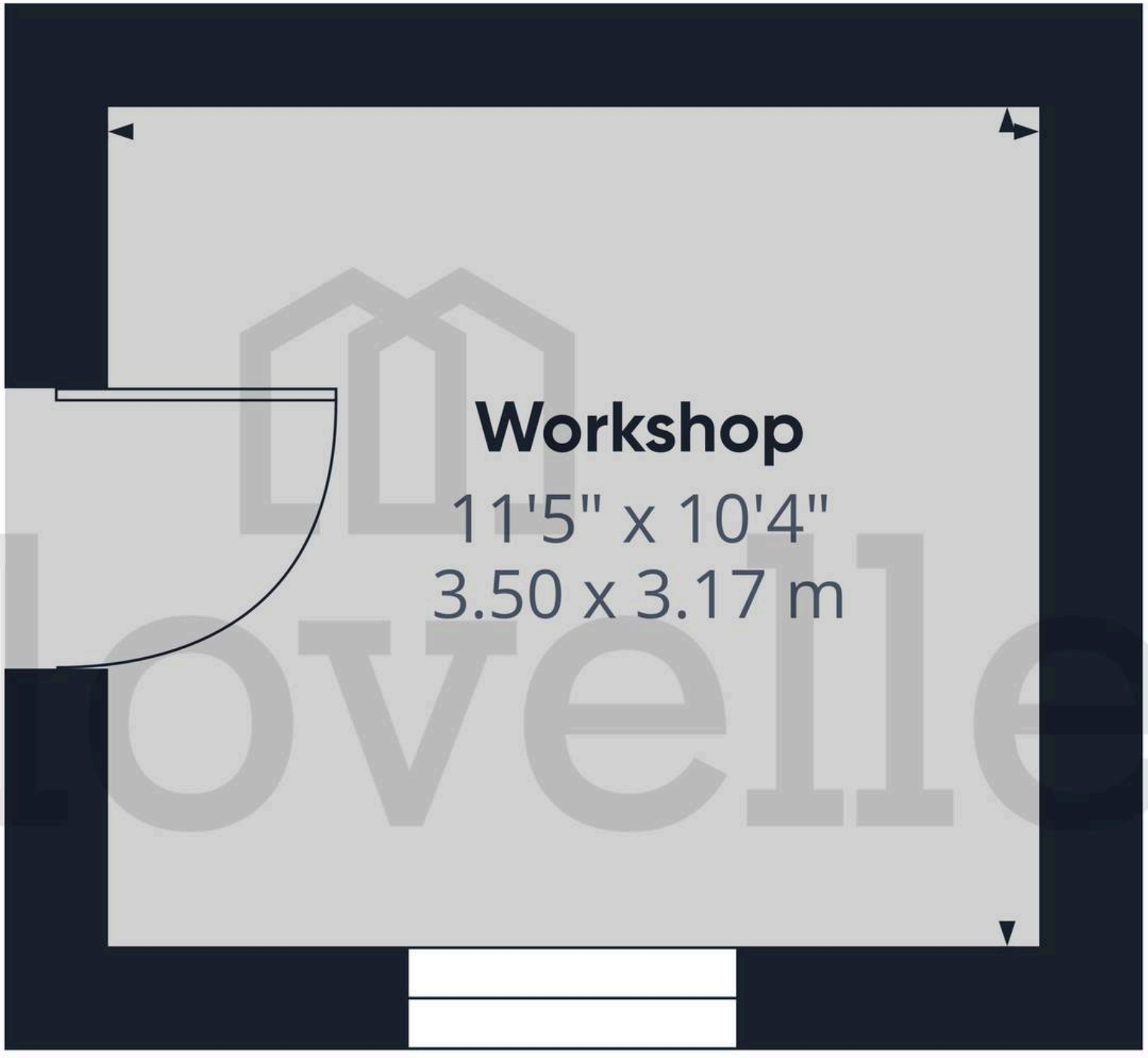

Ground Floor Building 2

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Approximate total area(1)

124 ft²

11.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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 branch to book in with our mortgage advisor.

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.

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.

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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