



Covers Close Horsegate Field Road, Goxhill

£695,000 Freehold

A BEAUTIFUL DETACHED FAMILY HOME • SUBSTANTIAL DETACHED GARAGE/WORKSHOP WITH GAMES ROOM ABOVE • IN NEED OF UPDATING THROUGHOUT • PRIVATE ENCLOSED PLOT APPROACHING 1 ACRE • ONE OF THE VILLAGES FINEST LOCATIONS • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Detached family home on one acre in sought-after village. Four bedrooms, spacious living, double garage with games room. Requires refurbishment. Huge potential. Private gardens and driveway. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

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Front Porch

Has a hardwood panelled entrance door and an internal glazed door leads through to;

Inner Hallway

8' 11" x 10' 10" (2.72m x 3.30m)

Feature return staircase leading to the first floor with open spell balustrading and contrasting hand rail, wooden flooring, decorative wall to ceiling coving and a door leads through to;

Formal Dining Room

14' 11" x 11' 3" (4.55m x 3.42m)

Twin front single glazed vertical sliding sash windows, exposed floorboards, handsome marbled fireplace with open fire, picture railing and wall to ceiling coving.



Living Room

12' 0" x 25' 0" (3.65m x 7.63m)

Twin front vertical sliding single glazed sash windows, handsome cast iron fireplace with open grate, inset tiled detailing, mahogany surround and projecting mantel, dado railing, decorative wall to ceiling coving, twin ceiling rose and internal French glazed doors with adjoining side lights leads through to;





Side Conservatory

25' 3" x 18' 1" (7.70m x 5.50m)

With dwarf walling, surrounding uPVC double glazed windows, side and rear French doors, polycarbonate pitched and hipped roof and tiled flooring.

Kitchen

14' 11" x 10' 0" (4.55m x 3.05m)

Twin rear single glazed window, an extensive range of medium oak fitted furniture with patterned worktop that incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, royal blue Rayburn within a tiled chamber, tiled flooring and plumbing for a appliances.

Utility Room

9' 1" x 5' 6" (2.76m x 1.67m)

Internal single glazed window, feature marble top incorporating a ceramic sink with block mixer tap, space and plumbing for appliances, tiled flooring, part panelling to walls and wall to ceiling coving.

Cloakroom

Internal single glazed window with hammered effect glazing, close couple low flush WC, corner wash hand basin, continuation of tiled flooring, part panelling to walls and wall to ceiling coving.





Rear Conservatory

16' 3" x 14' 9" (4.95m x 4.50m)

Dwarf bricked walling, surrounding uPVC double glazed windows and rear and side French doors, front arched top entrance door from the driveway, polycarbonate hipped and pitched roof, tiled flooring and personal door through to the adjoining tandem length garage.

First Floor Landing

9' 0" x 14' 6" (2.75m x 4.43m)

Front single glazed window, continuation of open spell balustrading with contrasting hand rail, dado railing, wall to ceiling coving and loft access.

Master Bedroom 1

11' 2" x 14' 11" (3.41m x 4.54m)

Twin front vertical sliding single glazed sash windows and wall to ceiling coving.

Front Double Bedroom 2

10' 4" x 11' 11" (3.14m x 3.63m)

Twin front single glazed vertical sliding sash windows, fitted wardrobes and wall to ceiling coving.

Double Bedroom 3

13' 5" x 8' 11" (4.08m x 2.73m)

Side vertical sliding sash window and wall to ceiling coving.





Rear Double Bedroom 4

15' 0" x 10' 0" (4.57m x 3.05m)

Twin rear vertical sliding single glazed sash windows.

Family Bathroom

11' 3" x 11' 3" (3.42m x 3.43m)

Side vertical sliding single glazed sash windows providing a suite in white comprising a his and hers wall mounted vanity wash hand basin with mirrored backing and down lighting, large Jacuzzi bath with walk-in shower cubicle with glazed screen, tiled flooring, fully tiled walls, towel rail and built-in airing cupboard with cylinder tank.

Grounds

The property is located in one of the Villages finest positions being the house being set well back from the road and with entry via curved bricked walls with decorative wrought iron gating onto a substantial tarmac driveway which sweeps round. To the front of the property and also always access to the purpose built workshop/garaging. Adjoining gardens to the front come principally lawned with mature planting, feature circular fish pond with former fountain. The rear garden enjoys excellent privacy being principally lawned, continuation of mature planting and offers a flagged seating area and rectangular shaped pond with coping edges.





Attached Tandem Length Garage

9' 1" x 35' 7" (2.76m x 10.85m)

With sliding timber entrance door, rear window, personal door through to the rear conservatory, internal power and lighting and pitched roof providing storage and houses the oil fired central heating boiler.

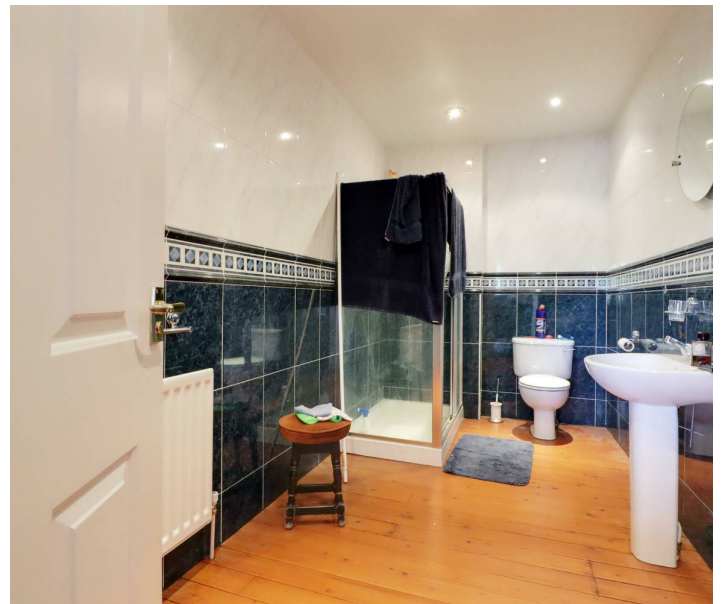
Large Purpose Built Ground Floor Workshop

38' 3" x 27' 11" (11.65m x 8.50m)

With twin electric roller front doors, side uPVC entrance door with matching windows, currently enjoys an electric ramp and internal power and lighting.

Kitchenette Area

Has a floor mounted boiler and an enclosed staircase to the first floor.



Landing

Rear uPVC double glazed window and doors through to;

Games Room

34' 5" x 27' 8" (10.50m x 8.43m)

With surrounding uPVC double glazed windows, numerous radiators, exposed floorboards, inset ceiling spotlights, bespoke corner fitted bar, dado railing and doors through to;





Shower Room

13' 5" x 6' 5" (4.10m x 1.95m)

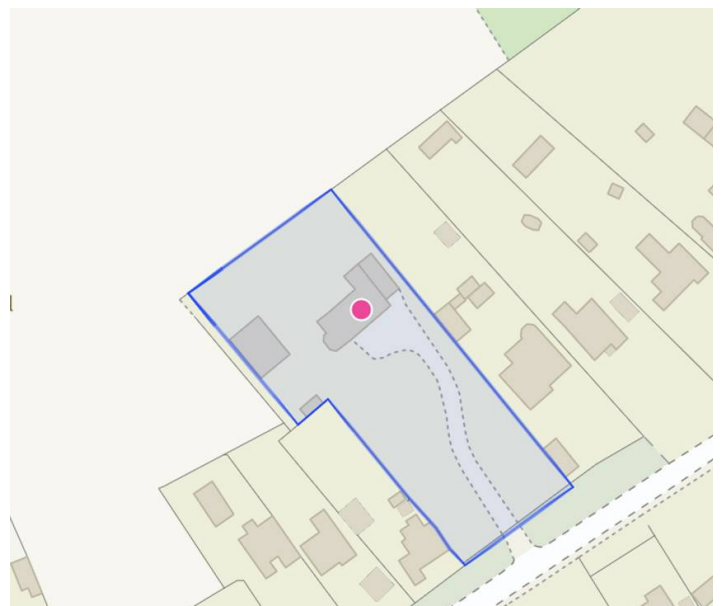
Enjoys a three piece suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with electric shower and glazed screen, exposed floorboards, tiled walls and loft access.

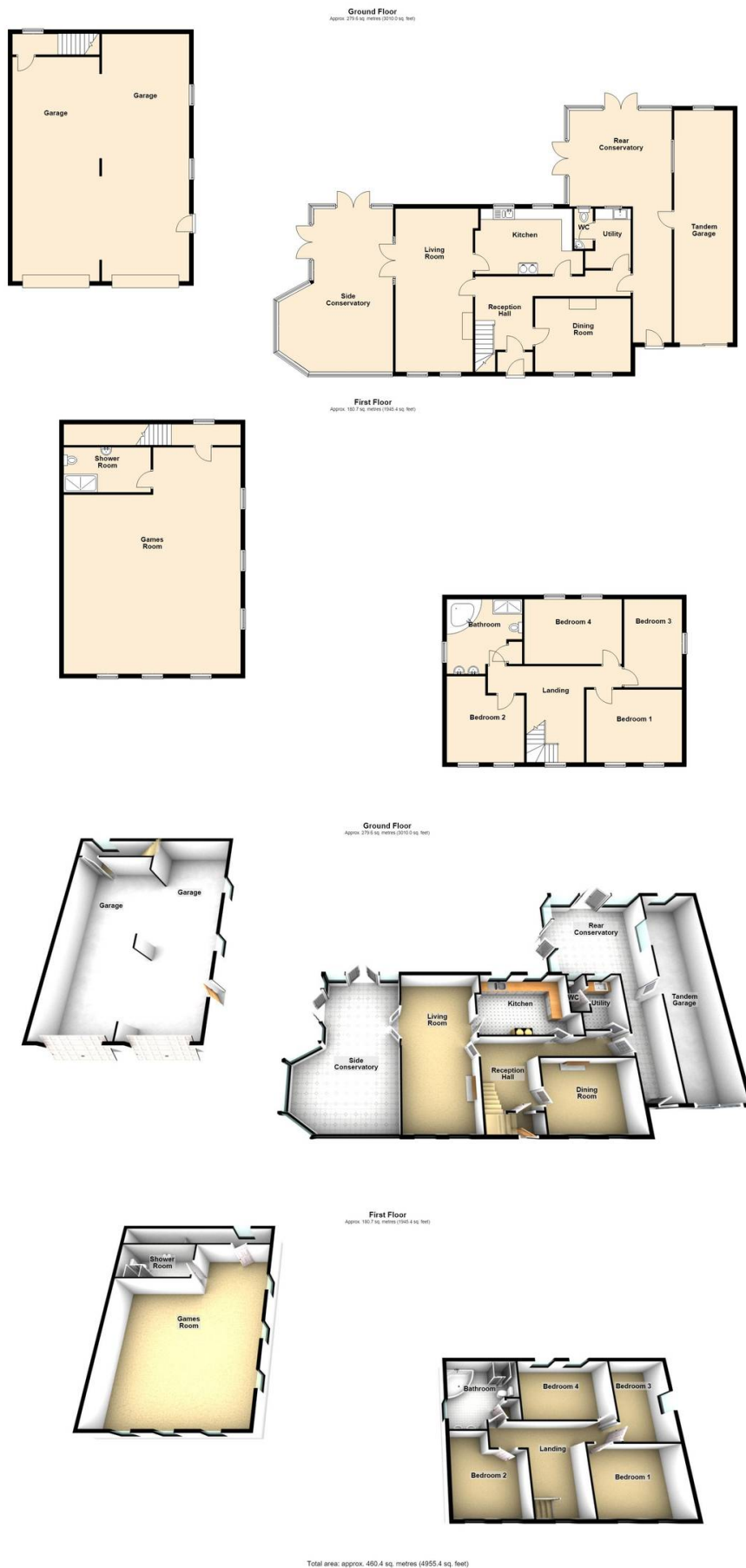
Double Glazing

Main House - single glazed timber framed windows and doors. Purpose Built Outbuilding - uPVC double glazed windows and doors.

Central Heating

Oil fired central heating system to the main house and the workshop.





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