



Abbeygarth Villas Thorn Lane, Goxhill, North Lincolnshire

Offers over £200,000




lovelle



Key Features

- Total Floor Area:- 95 Square Metres
- Spacious Semi-Detached Home
- Good Sized Plot
- Kitchen Diner
- Welcoming Lounge with Multi-Fuel Burner
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- EPC rating D





DESCRIPTION

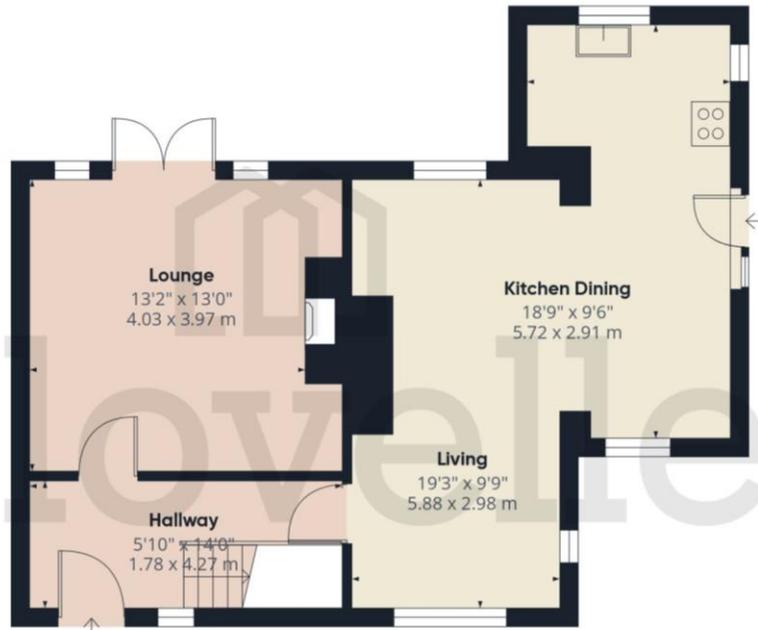
A well positioned three bedroom semi-detached home set on a generous plot, offering well-balanced accommodation ideal for modern family living. The ground floor features a spacious kitchen/diner and a welcoming lounge with multi-fuel burner and French doors opening onto the rear garden, creating a great space for both relaxing and entertaining. Upstairs offers three well proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off road parking and a private enclosed rear garden, perfect for outdoor dining and family use. Book your viewing today!

LOCATION

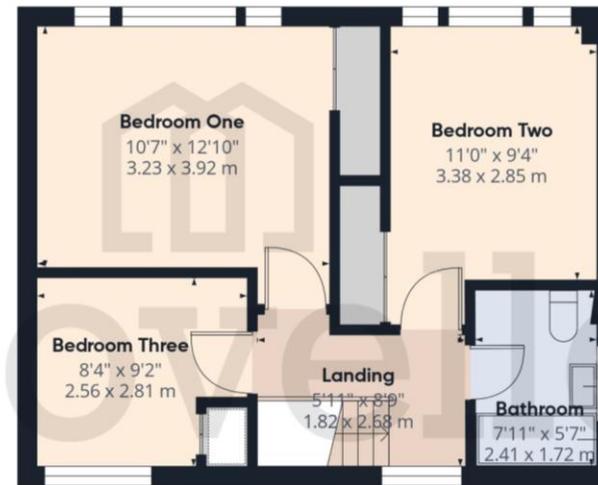
Goxhill is a most desirable village, having a varied range of local amenities including a Doctors Surgery, Pharmacy, All Saints Church, Garage, Pet Food Supplies and a Co-operative supermarket. There is a Primary School within the village, with Baysgarth coeducational Secondary School situated in the market town of Barton-upon-Humber, approximately 4 miles away.



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1

Abbeygarth Villas Thorn Lane, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

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.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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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.

ENTRANCE

Entrance via the side UPVC door takes you into the kitchen diner.

OPEN PLAN LIVING:-

KITCHEN DINING 5.72m x 2.91m (18'10" x 9'6")

Comprehensive range of wall and base units with contrasting work surfaces and splash back tiling. Four ring hob with extraction canopy over, integral oven, stainless steel sink and drainer with mixer tap. Plumbing for a washing machine and dishwasher. Space for a tall fridge/freezer and a further under counter appliance. Triple aspect room having a window to the front and rear elevations and a door to the side garden.

LIVING 5.88m x 2.98m (19'4" x 9'10")

Triple aspect room having windows to the front, side and rear elevations. Currently used as office space.

LOUNGE 4.03m x 3.97m (13'2" x 13'0")

Welcoming lounge having a multi-fuel burner and French doors to the rear garden.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.92m x 3.23m (12'11" x 10'7")

Window to the rear elevation.

BEDROOM TWO 3.38m x 2.85m (11'1" x 9'5")

Window to the rear elevation.

BEDROOM THREE 2.81m x 2.56m (9'2" x 8'5")

Window to the front elevation.

FAMILY BATHROOM 2.41m x 1.72m (7'11" x 5'7")

Three piece suite incorporating a low flush WC, pedestal wash hand basin, and a bath tub with shower over. Window to the rear elevation.

OUTSIDE THE PROPERTY

FRONT ELEVATION

The property is set back from the road behind well established hedging making the front fully enclosed. A neatly arranged garden, predominantly laid to lawn, with planted borders offers useful outdoor space and currently accommodates a family-friendly lawn area.

DETACHED GARAGE 7.39m x 3.91m (24'2" x 12'10")

Electric roller door. Power and lighting.

REAR ELEVATION

A well maintained rear garden, mainly laid to lawn and enclosed by timber fencing, offering a great space for outdoor relaxation and entertaining. A decked seating area with a timber pergola and decorative lighting provides an ideal spot for al-fresco dining and summer gatherings. The garden also benefits from a timber outbuilding, perfect for use as a home office or additional storage, along with a useful garden shed. With a combination of lawn, patio edging and planted borders, the space is both practical and easy to maintain, making it ideal for families and those who enjoy spending time outdoors.

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.

