



St. Michaels Court, Goxhill
North Lincolnshire

£245,000







22 St. Michaels Court

Goxhill, North Lincolnshire

Situated in a quiet cul-de-sac is this superb, detached bungalow. Surrounded by fields, makes it perfect for someone looking to escape the busy city lifestyle. The deceptively spacious accommodation includes a spacious entrance hallway, welcoming you in to view this property. A door to the right opens to the modern kitchen, straight on - the comfortable living room with a bay window flooding it with light and making it feel calming and offering great views of the front garden. As you make your way around this bungalow, you are greeted by three bedrooms, and a stylish shower room.

While the attractive rear garden makes it stand out, laid to lawn with decorative shrubbery, colourful plantings, and a delightful seating area. With the front offering ample off-street parking and access to the detached garage.

VIEWING HIGHLY RECOMMENDED!



- Total Floor Area:- 82 Square Metres
- Quiet Cul-De-Sac
- Immaculate Detached Bungalow
- Living Room
- Modern Kitchen
- Three Bedrooms
- Shower Room
- Driveway
- Detached Garage
- Private Enclosed Garden

BROADBAND TYPE

Standard - 12 Mbps (download speed), 1 Mbps (upload speed),

Superfast - 76 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,

Indoors - Good,

Available - O2, Vodafone, Three, EE.



ENTRANCE

5' 0" x 9' 6" (1.53m x 2.90m)

Entered through a composite door with a sidelight into a bright and welcoming "L" shaped hallway. Doors to all principal rooms and a handy storage cupboard.

KITCHEN

10' 7" x 11' 8" (3.22m x 3.55m)

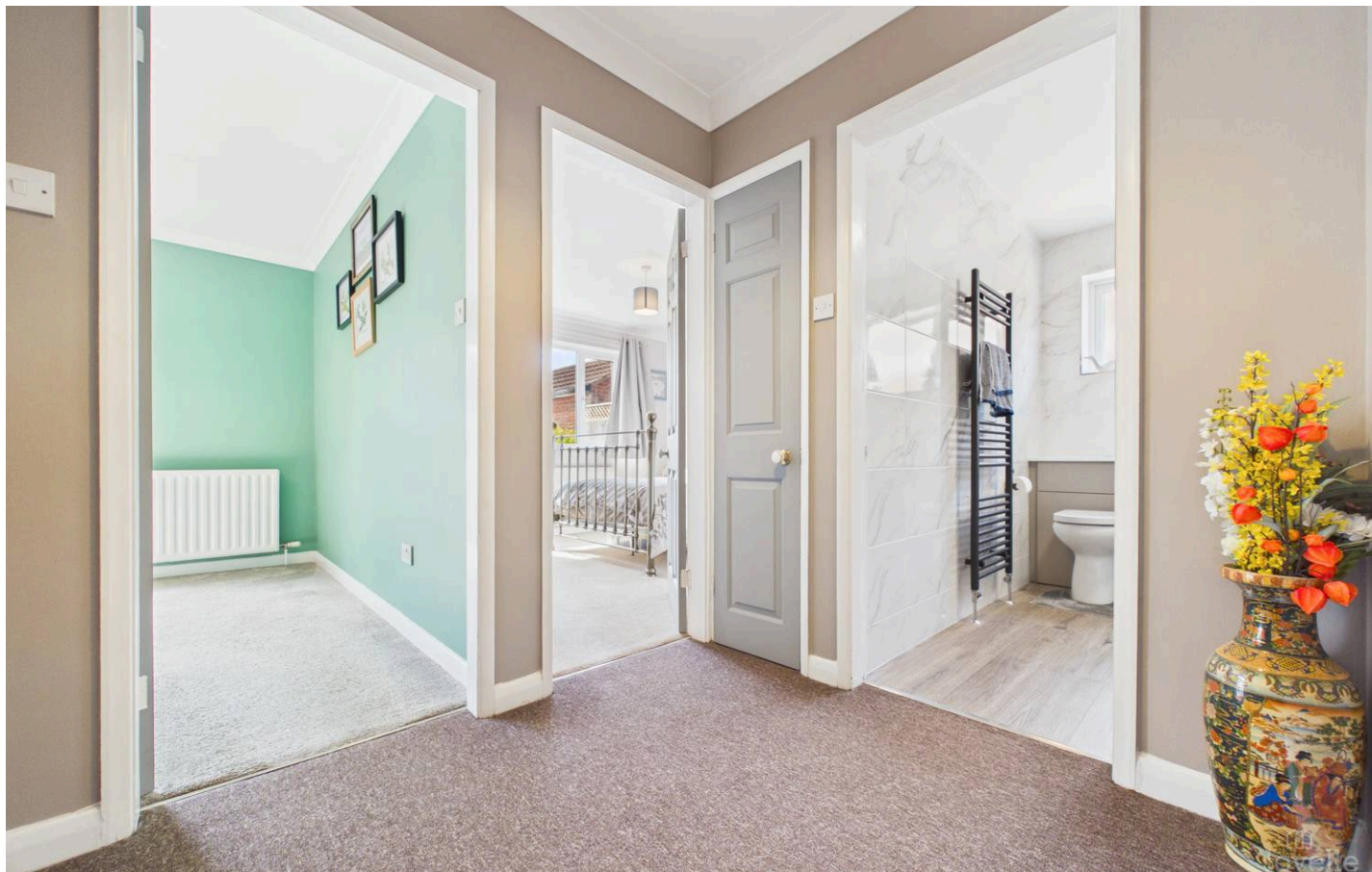
Range of wall and base units in a grey finish with contrasting work surfaces and upstands. Inset electric oven and a four ring halogen hob with an extraction canopy over. Plumbing for a washing machine and space for a tall fridge and freezer. White ceramic sink and drainer with a swan neck mixer tap. Window to the front elevation.

LIVING ROOM

17' 11" x 12' 0" (5.46m x 3.67m)

Bright and airy room with a walk-in bay window to the front elevation. Adam style fireplace surround housing an electric coal effect fire.





BEDROOM ONE

10' 8" x 11' 8" (3.26m x 3.56m)

Built-in wardrobe and a "picture" window to the rear elevation.

BEDROOM TWO

10' 10" x 12' 2" (3.30m x 3.70m)

Double opening French doors to the rear garden and patio area.

BEDROOM THREE

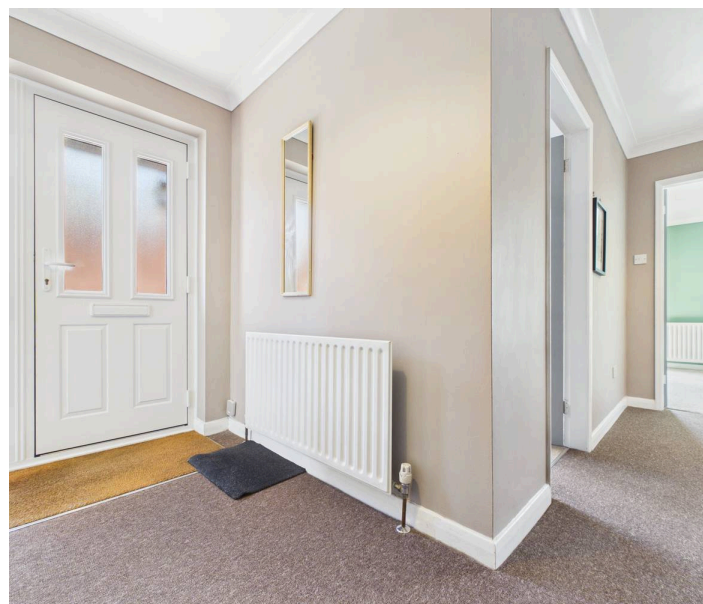
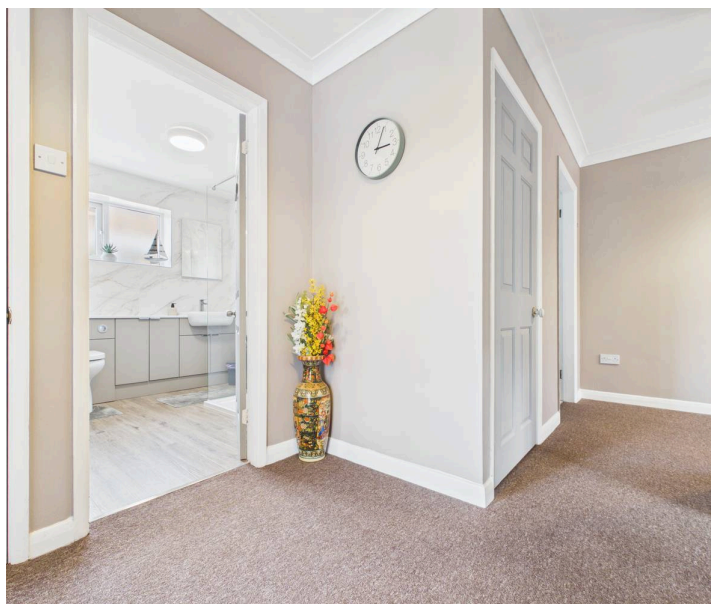
9' 1" x 8' 1" (2.77m x 2.47m)

Window to the side elevation.

SHOWER ROOM

6' 11" x 8' 5" (2.12m x 2.56m)

Three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap. Towel rail radiator and decorative tiles throughout. Window to the side elevation.







FRONT GARDEN

Driveway with access to the detached garage and rear garden. Finished with a manicured lawn and evergreen hedging.

REAR GARDEN

Fully enclosed garden by brick walls and fencing. Predominantly laid to lawn with a delightful patio area. Perfect to entertain family and friends.

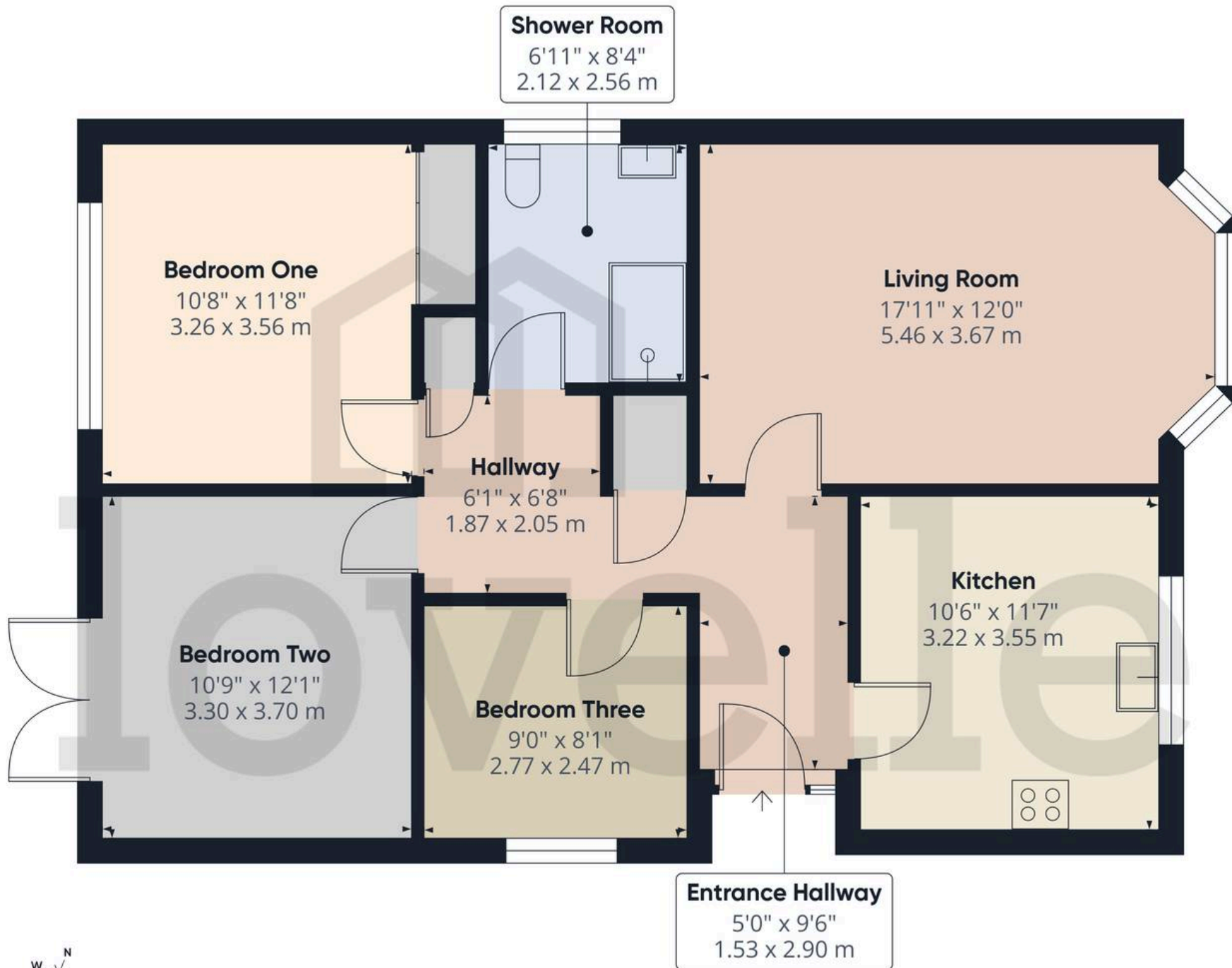
DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

Power and lighting.



Approximate total area⁽¹⁾

861 ft²
80 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.

GIRAFFE360

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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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