



The Close, Goxhill, North Lincolnshire

£275,000

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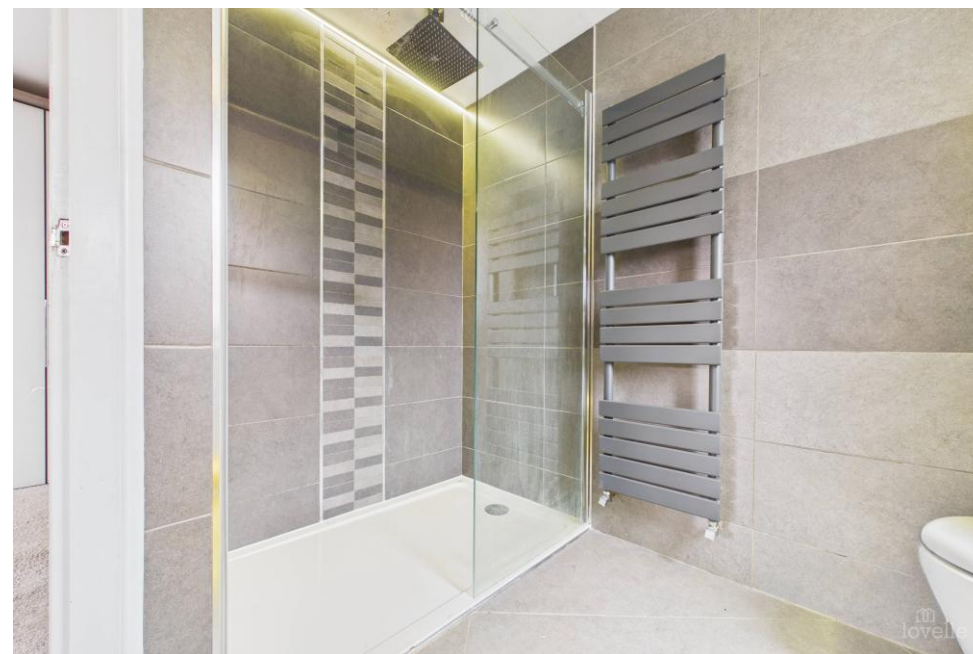

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Key Features

- Total Floor Area:- 145 Square Metres
- Lounge & Dining Room
- Office / Study
- Breakfast Kitchen
- Utility Room & WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Double Detached Garage
- Enclosed Rear & Side Gardens
- Quiet Cul-De-Sac
- EPC rating C





DESCRIPTION

Set at the end of a quiet cul-de-sac is this four bedroom detached family home. Perfect for someone who wants to escape the busy city lifestyle.

Approaching this property, you are greeted by a gravelled driveway and a double detached garage. With plenty of parking and storage.

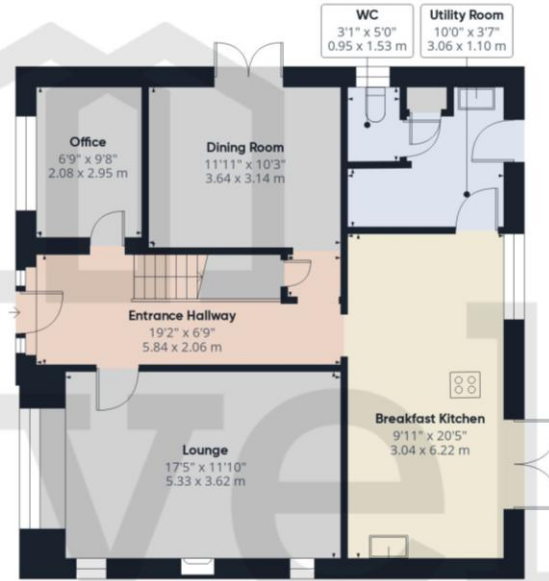
Once inside this home reveals a modern breakfast kitchen with an adjacent dining room, perfect to entertain guests and family in. Continuing, the lounge offers great space to relax in. Not to forget, the home office, utility room and downstairs WC adding convenience and versatility to the property. While the first floor has four bedrooms with the principal one benefitting from an en-suite shower room and the rest from a family bathroom. Finishing this home is the rear garden, fully enclosed by fencing and wrapping around the house. Predominantly laid to lawn with multiple seating areas and a wooden terrace, perfect for alfresco dining on warm summer's evenings.

A property that encapsulates comfort, functionality and delightful surroundings.

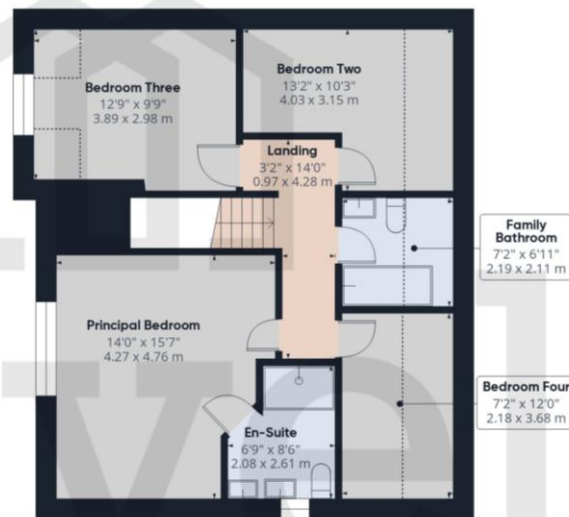
Viewing highly recommended.



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



The Close, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band D

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.lovell.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		
69-80	C	75 C	84 B
55-68	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.

Follow us on:



ENTRANCE 5.84m x 2.06m (19'2" x 6'10")

Entered via glazed composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 5.33m x 3.62m (17'6" x 11'11")

Bright room with a bow-bay window to the front elevation and two further windows to the side elevation. Inglenook style fireplace housing a cast iron stove with a wooden beam, adding rustic charm to this space.

OFFICE 2.08m x 2.95m (6'10" x 9'8")

Window to the front elevation.

DINING ROOM 3.64m x 3.14m (11'11" x 10'4")

French doors to the side elevation leading to the garden and terrace. Great space to entertain guests and family in.

BREAKFAST KITCHEN 3.04m x 6.22m (10'0" x 20'5")

Comprehensive range of wall and base units in a white gloss finish with contrasting quartz work surfaces and upstands. Inset electric AEG oven and a microwave oven, five ring AEG induction hob with a downwards extractor. Integral wine cooler, dishwasher and space for a tall American style refrigerator. Finished with a centre island breakfast bar area, great for busy mornings.

Double opening French doors and a window to the rear garden.

UTILITY ROOM 3.06m x 1.1m (10'0" x 3'7")

Minimal range of wall and base units with a quartz work surface. Belfast sink with a swan neck mixer tap.

Half glazed UPVC door to the rear elevation and a handy storage cupboard.

WC 0.95m x 1.53m (3'1" x 5'0")

Push button WC and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 4.27m x 4.76m (14'0" x 15'7")

Fitted bedroom furniture incorporating multiple wardrobes. Window to the front elevation and a door to the en-suite.

EN-SUITE 2.08m x 2.61m (6'10" x 8'7")

Three piece suite incorporating a push button WC, vanity unit including twin wash hand basins with mixer taps and a walk-in shower cubicle with a rain shower over.

Window to the side elevation.

BEDROOM TWO 4.03m x 3.15m (13'2" x 10'4")

Roof window to the rear elevation.

BEDROOM THREE 3.89m x 2.98m (12'10" x 9'10")

Window to the front elevation.

BEDROOM FOUR 2.18m x 3.68m (7'2" x 12'1")

Roof window to the rear elevation.

FAMILY BATHROOM 2.19m x 2.11m (7'2" x 6'11")

Three piece suite incorporating a low flush WC, pedestal wash hand basin with a mixer tap and a double ended bathtub with a shower attachment.

Decorative tiles to the wet areas and a roof window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Predominantly laid to gravel with a shared driveway leading to the detached double garage.

DOUBLE DETACHED GARAGE *5.09m x 4.88m (16'8" x 16'0")*

Up and over door, power and lighting.

REAR ELEVATION

Fully enclosed by wooden fencing and adorned with mature shrubbery and colourful plantings. Predominantly laid to lawn with a paved patio and a decking area, perfect to enjoy the garden or entertain guests and family.

SIDE ELEVATION

Elevated decking area with seating. Great to host a barbeque or enjoy a private moment. Side stable door to the garage.

TERRACE *5.01m x 6.32m (16'5" x 20'8")***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.

BROADBAND TYPE

Standard - 29 Mbps (download speed), 4 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Great,
Available - O2, Vodafone, EE, Three.

*

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 £24.00 (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.

