



Ferry Road, Goxhill
North Lincolnshire

Offers Over £375,000



lovelle





Bridge Hill, Ferry Road

Goxhill, North Lincolnshire

NO CHAIN

A RARE OPPORTUNITY TO OWN THIS 0.25 ACRE PLOT WITH A THREE BEDROOM DETACHED BUNGALOW NAD MULTIPLE WORKSHOPS.

This residence consists of a stylish fully equipped kitchen with adjoining entrance porch. Adding versatility to the property. Further on, there are multiple reception rooms including a spacious lounge and a cosy conservatory. Finishing this bungalow are three bedrooms. With all benefitting from a family bathroom. Once you have finished inside, you find yourself in the garden. Fully enclosed and adorned by mature trees and shrubbery, divided into multiple "garden rooms". Offering multiple workshops and finished with a detached garage, outside WC and a summer house.

Do not hesitate and book a viewing today!



- ****NO CHAIN****
- Sat In Circa 0.25 Acres
- Spacious Lounge
- Fully Equipped Kitchen
- Storage Room & Conservatory
- Three Bedrooms & Family Bathroom
- Landscaped Gardens
- Four Workshops & Summer House
- Detached Garage & Driveway
- Outside WC

BROADBAND TYPE:

Standard- 3 Mbps (download speed), 0.5 Mbps (upload speed),

Superfast- 80 Mbps (download speed), 20 Mbps (upload speed),

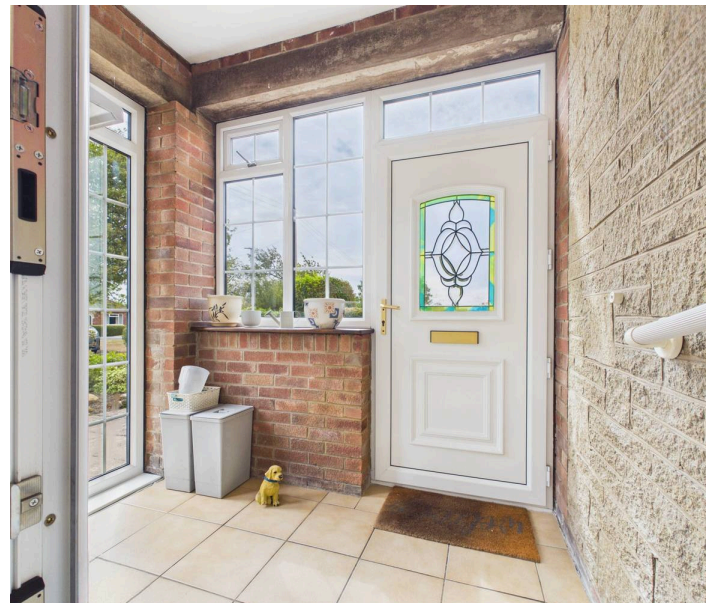
Ultrafast- 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE PORCH

7' 3" x 5' 0" (2.22m x 1.52m)

Entered through half glazed UPVC doors into the porch.
Further door into the kitchen.

KITCHEN

11' 10" x 15' 7" (3.60m x 4.75m)

Range of wall and base units with contrasting beech block work surfaces and tiled splashbacks. Composite sink and drainer with a swan neck mixer tap. Inset double electric oven and a four ring hob with an extraction canopy over. Plumbing for a dishwasher, washing machine and space for a tumble dryer. Windows to the front and side elevation.

LOUNGE

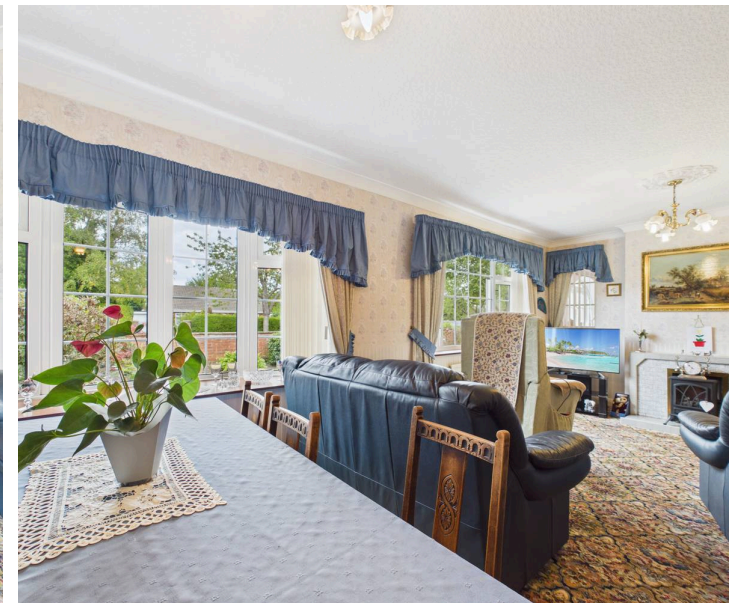
11' 11" x 22' 5" (3.62m x 6.83m)

Spacious room with two windows to the front elevation.
Mid-century modern fireplace.

STORAGE ROOM

6' 2" x 3' 7" (1.88m x 1.10m)

Window to the rear elevation.





BEDROOM ONE

9' 11" x 11' 11" (3.02m x 3.62m)

Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation.

BEDROOM TWO

12' 10" x 10' 0" (3.90m x 3.06m)

Fitted bedroom furniture incorporating multiple wardrobes. Window to the rear elevation.

BEDROOM THREE

15' 1" x 11' 11" (4.61m x 3.63m)

Bow bay window to the side elevation. Mid-century modern fireplace. Sliding patio doors to the conservatory.

CONSERVATORY

10' 11" x 10' 2" (3.33m x 3.09m)

Constructed on a low rise brick wall and fully double glazed with a polycarbonate roof. Double opening French doors to the side elevation.

FAMILY BATHROOM

7' 11" x 5' 11" (2.41m x 1.80m)

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. Decorative tiles throughout and a window to the rear elevation.







OUTSIDE THE PROPERTY:

WORKSHOP 1

21' 8" x 15' 2" (6.61m x 4.62m)

WORKSHOP 2

14' 2" x 15' 4" (4.32m x 4.67m)

WORKSHOP 3

12' 1" x 13' 10" (3.68m x 4.21m)

WORKSHOP 4

12' 3" x 7' 10" (3.73m x 2.38m)

SUMMER HOUSE

11' 11" x 7' 10" (3.64m x 2.40m)

Timber constructed summer house. Offering great views of the surrounding fields.

OUTSIDE WC

3' 4" x 5' 10" (1.02m x 1.79m)

Low flush WC, window to the front elevation.



**Front Garden**

Predominantly laid to lawn with mature shrubbery and colourful plantings. Finished with a decorative brick wall.

Rear Garden

Predominantly laid to lawn with multiple seating areas and mature, colourful shrubbery and plantings.

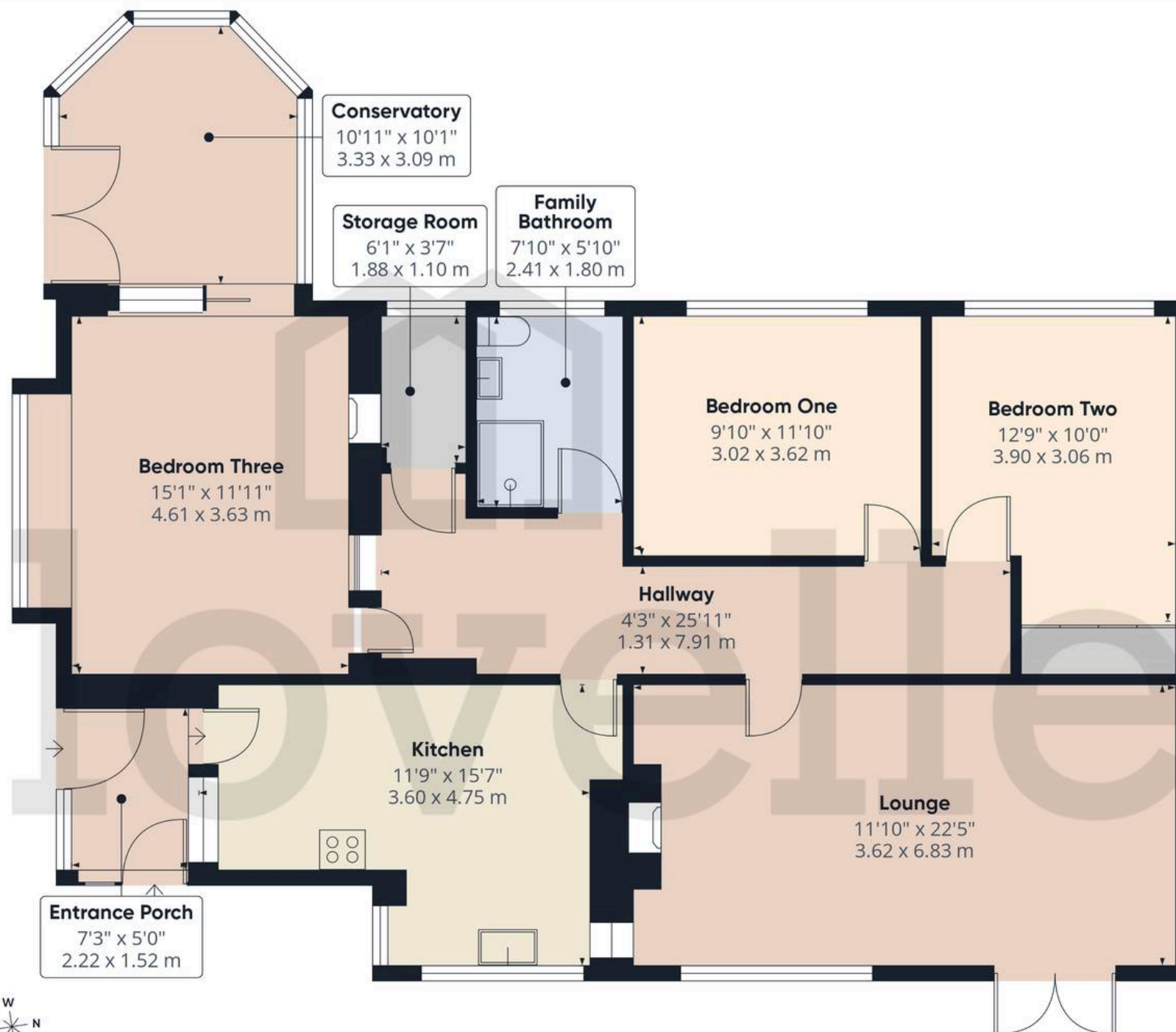
GARAGE

Single Garage

Detached Garage – power and lighting, up and over door.

DRIVEWAY

3 Parking Spaces



Approximate total area⁽¹⁾

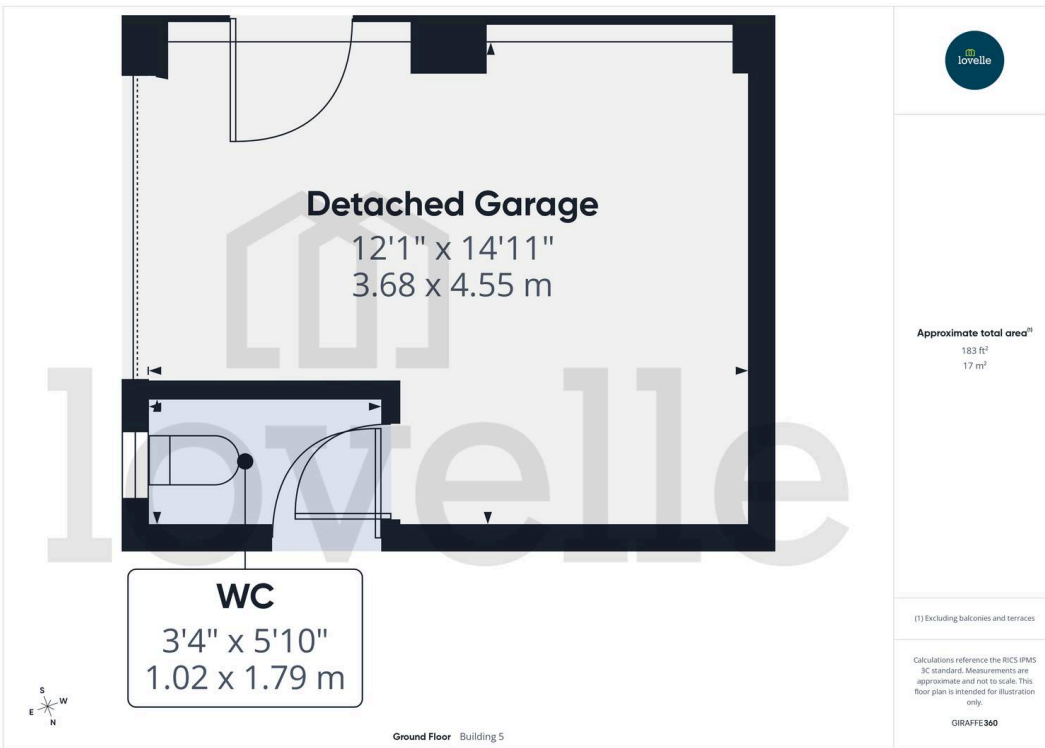
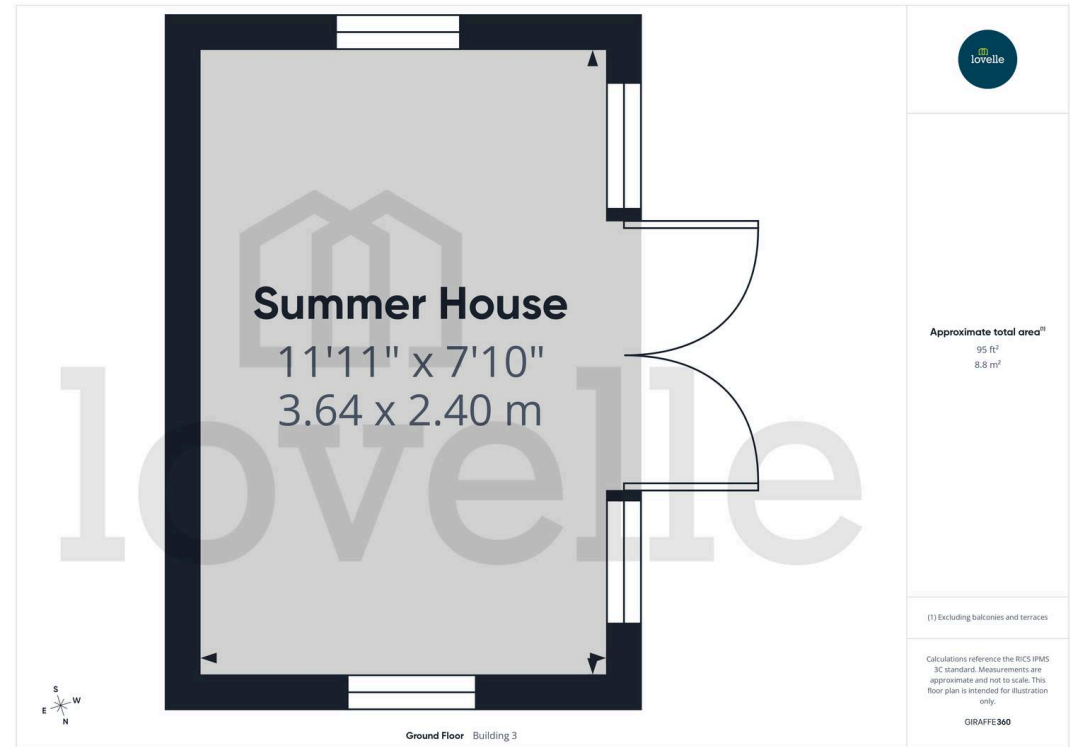
1236 ft²

114.7 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



*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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

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.



Lovelle Estate Agency

9 King Street, Barton-upon-Humber - DN18 5ER

01652 636587

barton@lovelle.co.uk

www.lovelle.co.uk/estate-agents-and-letting-agents/branch/barton-upon-humber/

