

The White Cottage - Howe Lane, Goxhill

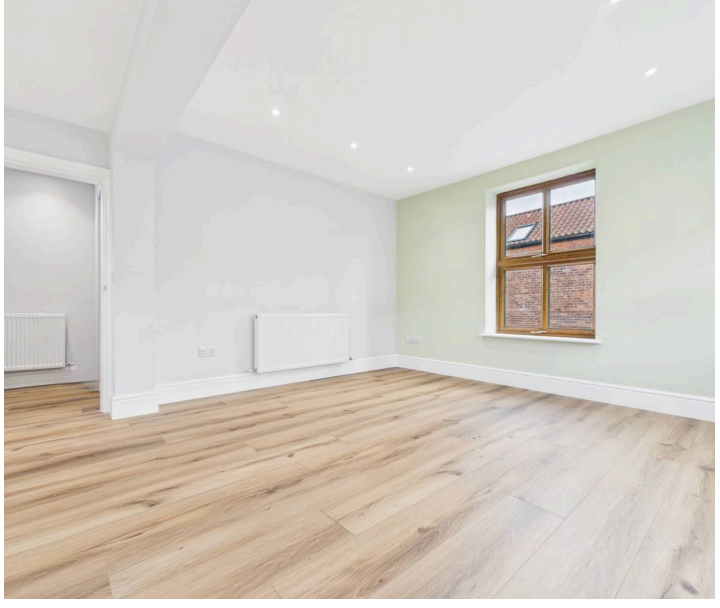
North Lincolnshire

£295,000

lovelle









The White Cottage - Howe Lane

Goxhill, North Lincolnshire

NO CHAIN

Welcome to this fully renovated period property, nestled in the tranquil village of Goxhill.

The heart of the home, a cosy country style kitchen with adjacent dining room and accented with a handy utility room and downstairs WC. Not to forget, the spacious lounge, perfect for receiving and entertaining guests. And to finish off the ground floor is the fourth bedroom with an en-suite shower room. Moving on to the first floor and you are greeted by three bedrooms and a boutique style family bathroom.

Finishing this home is the rear garden. Predominantly laid to lawn and incorporating a courtyard making it great for outdoor entertaining friends and family.

This home promises an exceptional fusion of comfort and convenience.

Book your viewing today!

- **NO CHAIN**
- **Fully Renovated**
- **Total Floor Area: 146 Square Metres**
- **Lounge & Dining Room**
- **Country Style Breakfast Kitchen**
- **Utility Room & Downstairs WC**
- **Four Bedrooms**
- **Boutique Style Bathroom & Shower Room**
- **Courtyard & Spacious Rear Garden**
- **Village Location**

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 - Great,

Available - EE, Three, O2, Vodafone.







ENTRANCE
Entered through a wooden door into the dining room. Doors to all principal rooms and staircase to the first floor accommodation.

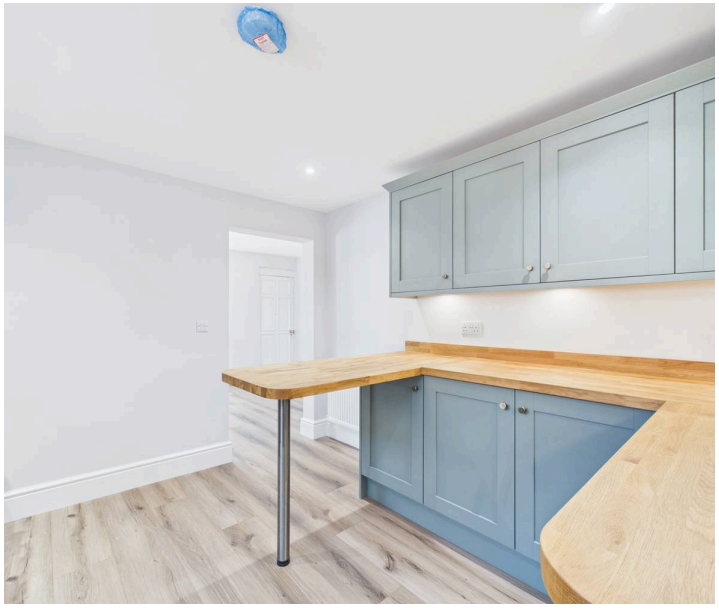
DINING ROOM
16' 0" x 10' 7" (4.88m x 3.22m)
Feature brick fireplace with a terracotta hearth adding whimsical charm to this space and making it perfect for entertaining guests or to enjoy moments with family. Window to the front elevation and an archway to the kitchen.

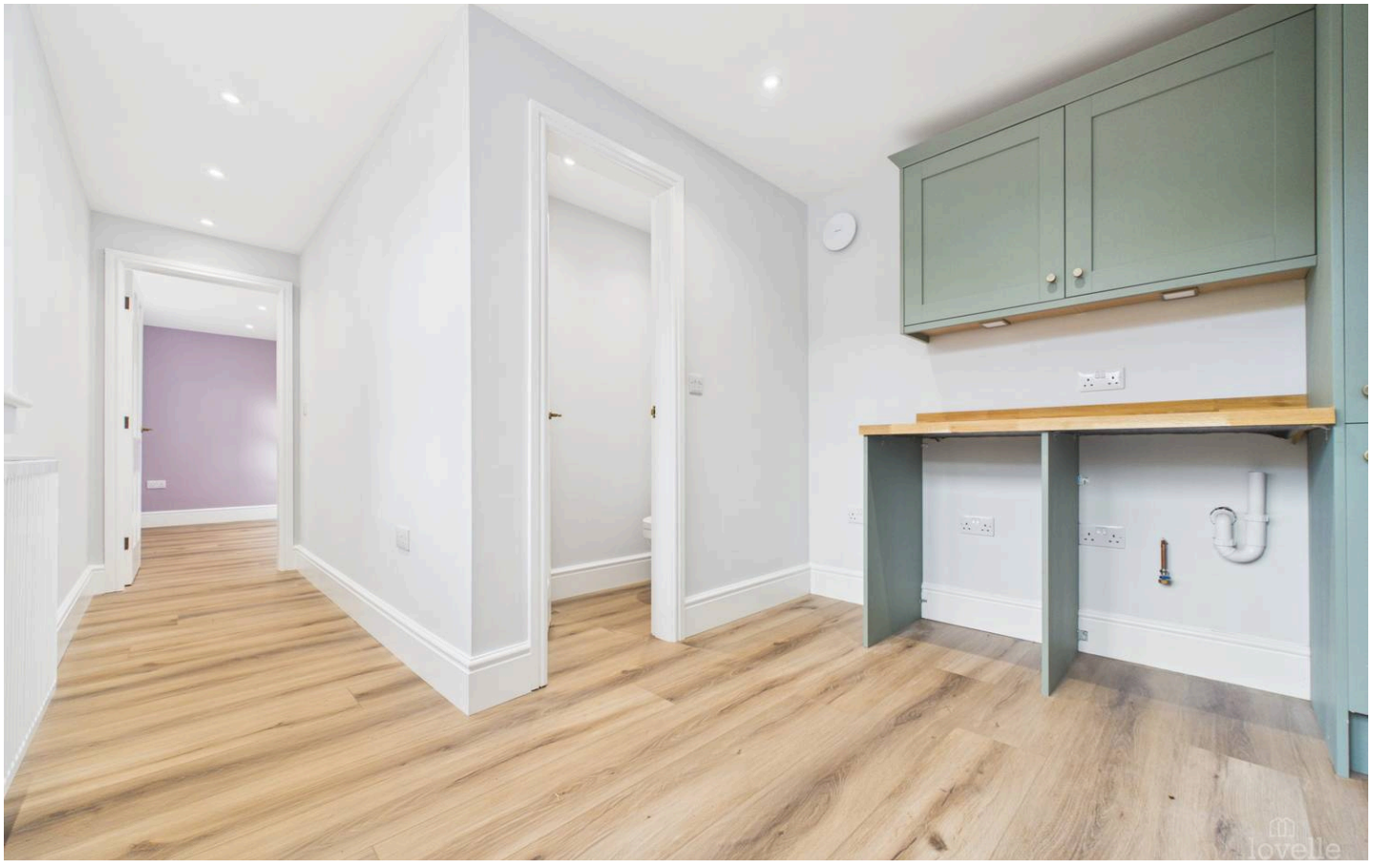
BREAKFAST KITCHEN
10' 4" x 10' 10" (3.15m x 3.31m)
Range of wall and base units in a sage finish with contrasting butcher block work surfaces and upstands. Inset Belfast sink with a swan neck mixer tap. Freestanding range cooker with multiple ovens and a seven ring gas hob with an extraction canopy over. Space for an under counter appliance and finished with a breakfast bar. Two windows to the side elevation and a door to the utility room.

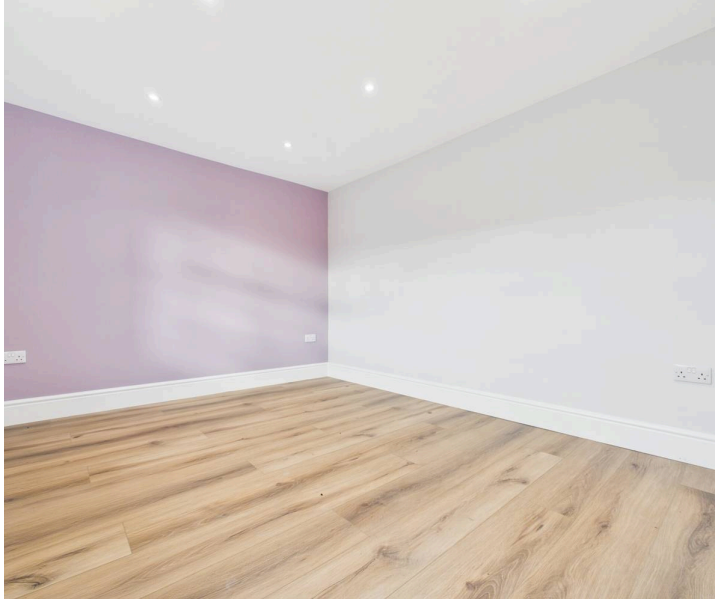
LOUNGE
12' 6" x 21' 11" (3.82m x 6.68m)
Bright and airy room with windows to the front and side elevation and double opening French doors to the rear courtyard.













UTILITY ROOM
3' 4" x 16' 9" (1.02m x 5.11m)
Plumbing for a washing machine and space for a tumble dryer. Window and a half glazed UPVC door to the side elevation.

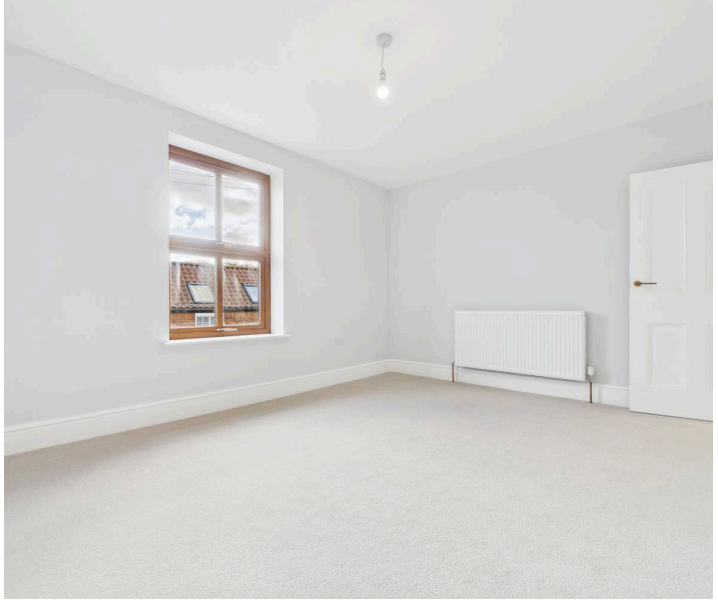
WC
6' 3" x 2' 9" (1.90m x 0.83m)
Push button WC with a built-in sink and a mixer tap.

BEDROOM FOUR
9' 11" x 11' 10" (3.03m x 3.61m)
Window to the side elevation and an archway to the en-suite shower room.

SHOWER ROOM
6' 3" x 6' 4" (1.91m x 1.93m)
Three piece suite incorporating a shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative wall panelling to the wet areas and a chrome effect towel rail radiator.







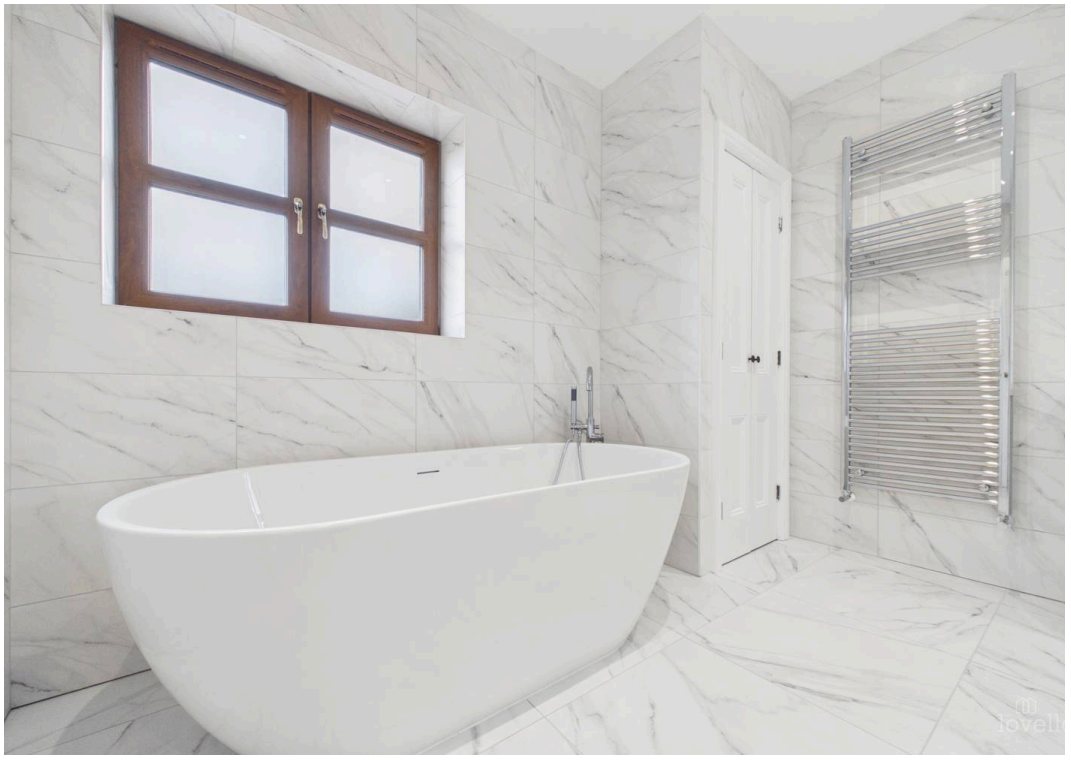
FIRST FLOOR ACCOMMODATION:
8' 3" x 4' 0" (2.52m x 1.22m)

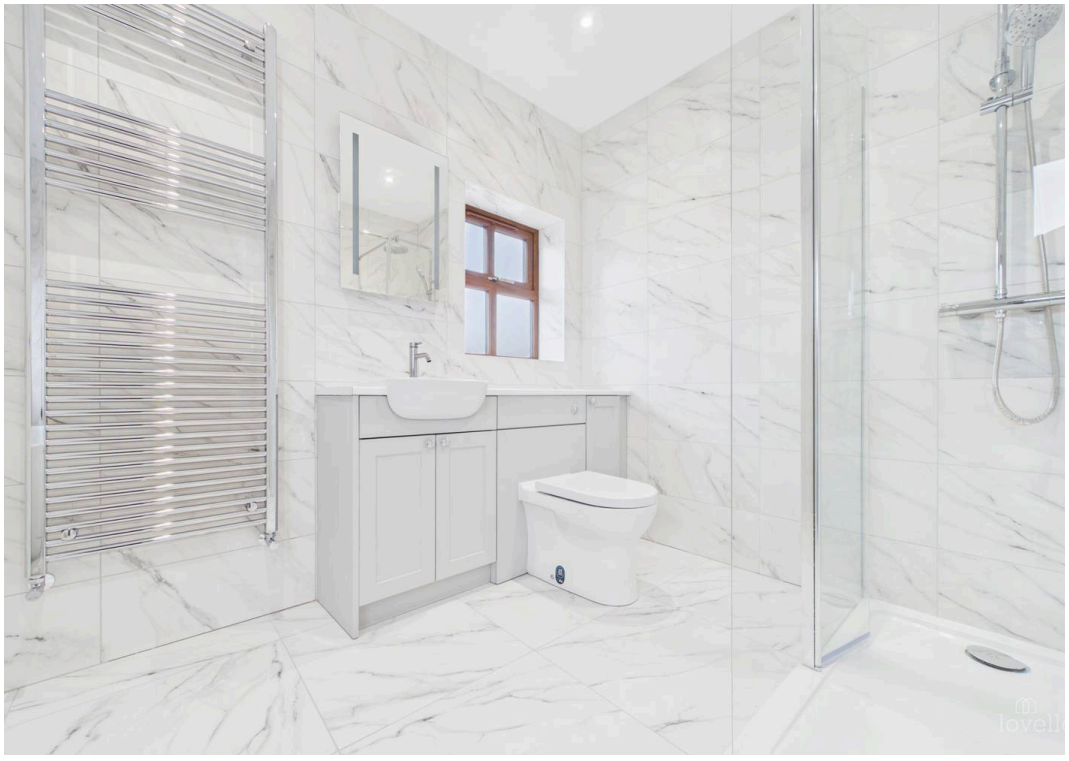
BEDROOM ONE
15' 7" x 10' 7" (4.75m x 3.23m)
Window to the front elevation.

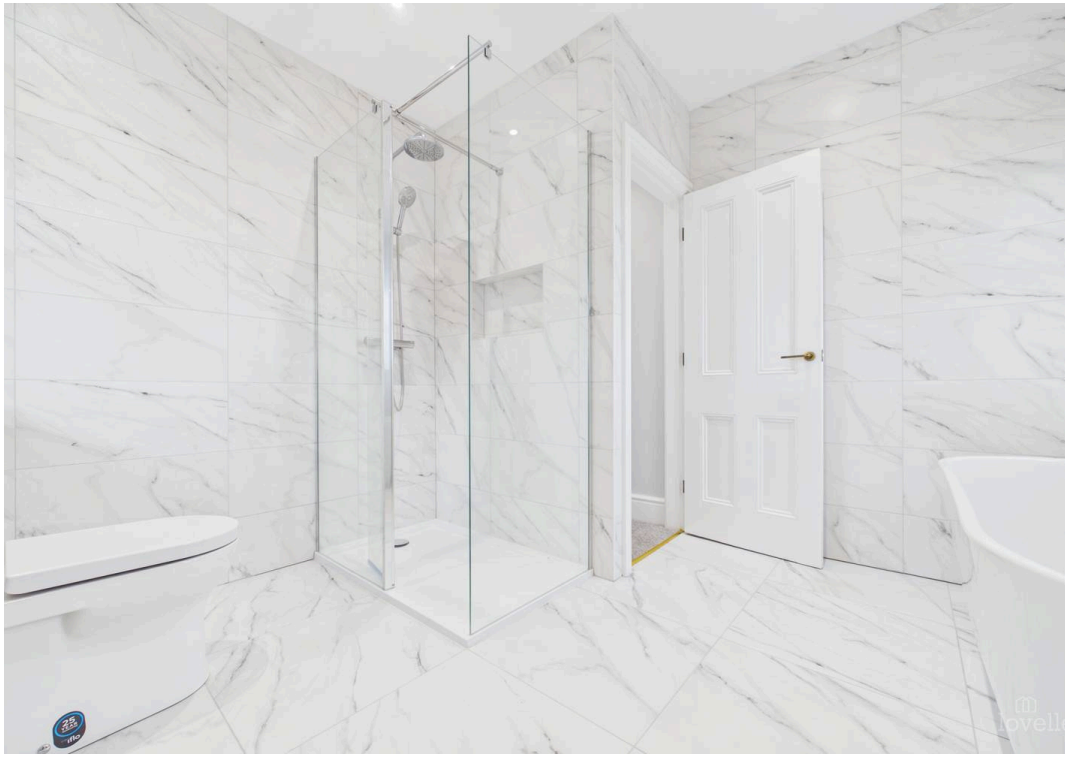
BEDROOM TWO
13' 3" x 10' 6" (4.03m x 3.21m)
Window to the front elevation.

BEDROOM THREE
12' 6" x 10' 7" (3.82m x 3.23m)
Dual aspect with windows to the side and rear elevation.

FAMILY BATHROOM
10' 1" x 10' 8" (3.07m x 3.25m)
Four piece boutique style bathroom suite incorporating a freestanding bathtub with a mixer tap and a shower attachment, walk-in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator and decorative tiles to the walls. Storage cupboard. Dual aspect with windows to the rear and side elevation.











FRONT GARDEN

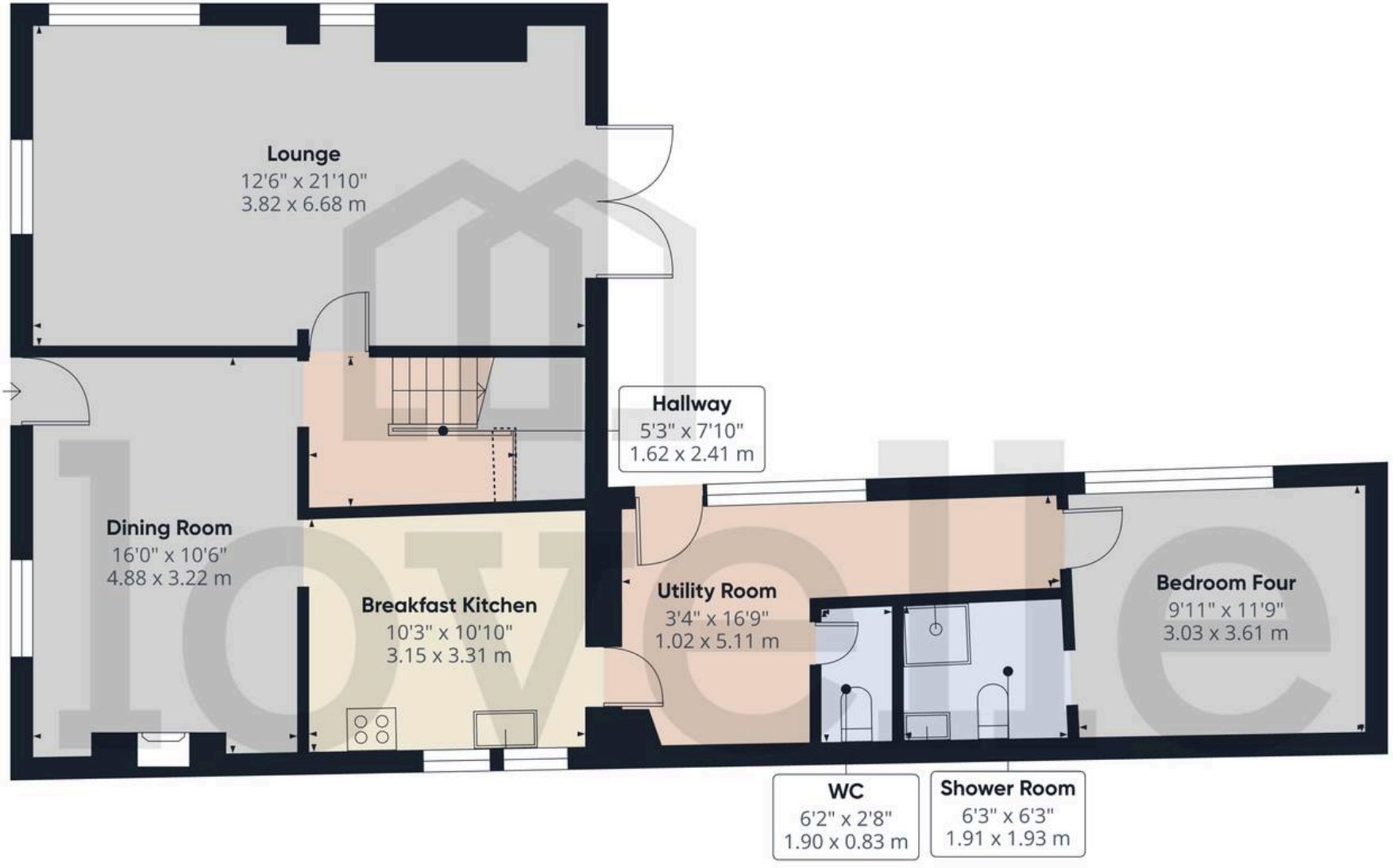
Enclosed by a low-rise brick wall and decorative wrought iron fencing.

REAR GARDEN

Fully enclosed by wooden fencing and evergreen shrubbery. Predominantly laid to lawn with a courtyard and a further seating area. Finished with a timber constructed garden shed.

ON STREET

1 Parking Space



W
S
N
E

Ground Floor

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Approximate total area(1)

896 ft²

83.2 m²

Reduced headroom

2 ft²

0.2 m²

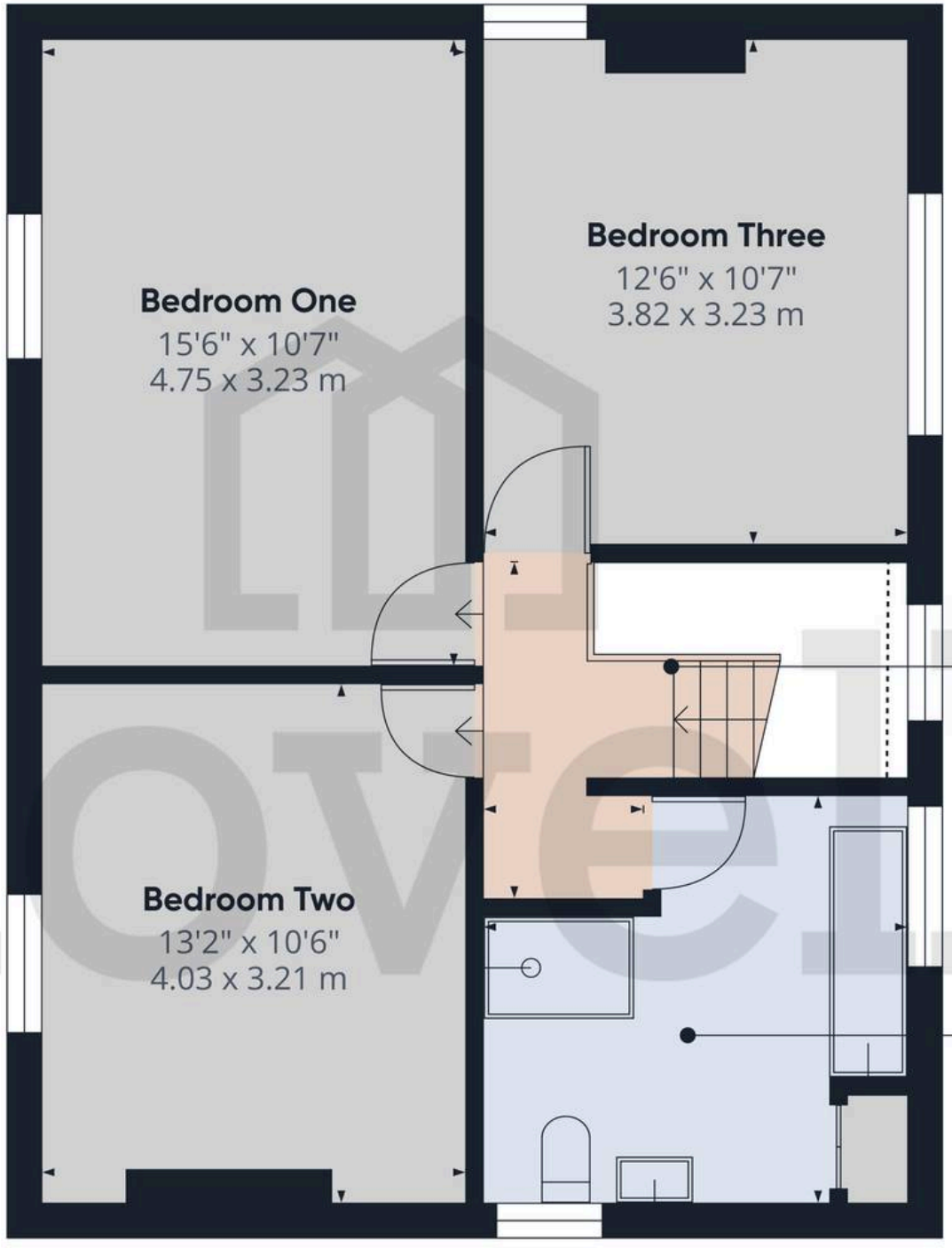
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

562 ft²

52.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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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