



Church Side, Goxhill, North Lincolnshire

Offers over £295,000



  
lovelle



## Key Features

- Total Floor Area:- 97 Square Metres
- Sat In Circa 0.28 Acres
- Kitchen Diner
- Living Room
- Three Bedrooms
- Family Bathroom
- Utility Room
- Detached Garage
- Wraparound Garden
- EPC rating D





---

## DESCRIPTION

Experience idyllic countryside living in this charming bungalow, nestled in 0.28 acres of land, in the serene village of Goxhill.

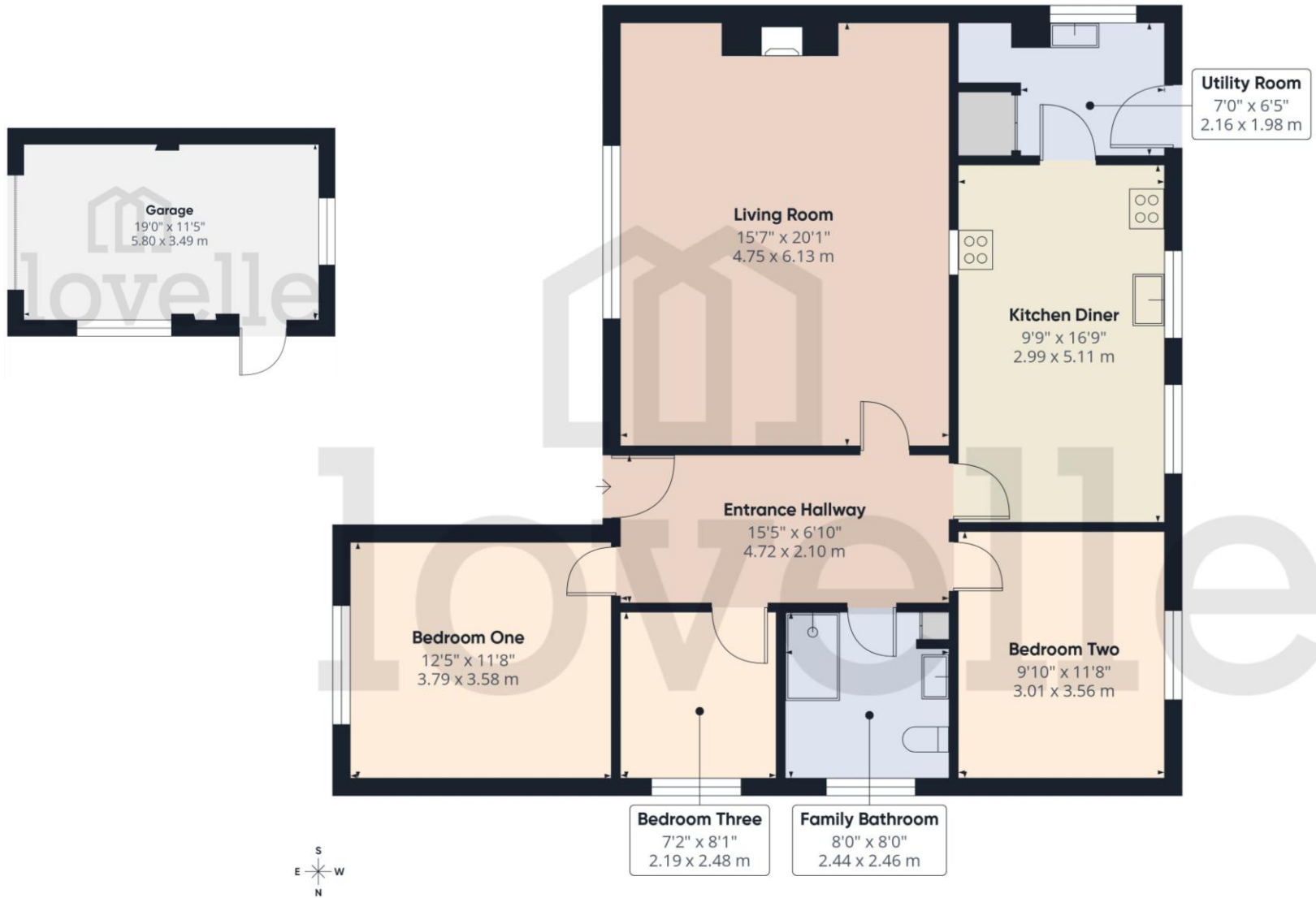
This generous property, designed with comfort and functionality in mind, boasts a fully equipped kitchen diner. With a delightful dining area that exudes warmth and friendliness. Not to forget, the adjacent utility room making the daily chores a breeze. Further on, this bungalow offers three bedrooms, while the stylish bathroom, complete with a modern shower, offers a perfect place to unwind from the day.

Finally the garden - a nature lovers paradise. A wraparound garden, fully landscaped with mature specimens and colourful plantings, adding a touch of whimsical charm to the property. Not to forget the detached garage, perfect for extra storage.

This home offers a picturesque backdrop for creating those precious, lifelong memories.



# FLOORPLAN



## Church Side, 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.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             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 56 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** 4.72m x 2.1m (15'6" x 6'11")

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms.

**LIVING ROOM** 4.75m x 6.13m (15'7" x 20'1")

Spacious and yet cosy with a feature Adam style fireplace surround housing an electric fire. Perfect for those cold winter evenings. "Picture" window to the side elevation.

**KITCHEN DINER** 2.99m x 5.11m (9'10" x 16'10")

Range of wall and base units with matching work surfaces and decorative tiled splashbacks. Freestanding cooker with a four ring hob and a double oven. Composite one and a half bowl sink and drainer with a swan neck mixer tap. Finished with a dining area. Two windows to the side elevation and door to the utility room.

**UTILITY ROOM** 2.16m x 1.98m (7'1" x 6'6")

Plumbing for a washing machine and a base unit with a stainless steel sink and drainer. Half glazed UPVC door to the side garden and a window to the front elevation. Handy storage cupboard.

**BEDROOM ONE** 3.79m x 3.58m (12'5" x 11'8")

Window to the side elevation.

**BEDROOM TWO** 3.01m x 3.56m (9'11" x 11'8")

Window to the side elevation.

**BEDROOM THREE** 2.19m x 2.48m (7'2" x 8'1")

Window to the rear elevation.

**FAMILY BATHROOM** 2.44m x 2.46m (8'0" x 8'1")

White three piece suite incorporating a walk-in shower cubicle with an electric shower over, push button WC and a vanity wash hand basin with a mixer tap. Chrome effect towel rail radiator, decorative tiles throughout and a window to the rear elevation.

## **OUTSIDE THE PROPERTY:**

### **FRONT ELEVATION**

Fully enclosed by evergreen hedging and mature shrubbery, making it feel private and cosy. Finished with a driveway offering ample off-street parking for multiple vehicles and access to the detached garage.

### **DETACHED GARAGE** *5.8m x 3.49m (19'0" x 11'6")*

Up and over door, power and lighting.

### **REAR ELEVATION**

Beautiful wraparound garden, fully landscaped, with its very own orchard. Divided into multiple "garden rooms" with manicured lawns, flower beds and mature specimens, adding to the charm and whimsical aspect of the garden.

## **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 - 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 - 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.

