



Evergreen Close, Goxhill, North Lincolnshire

Offers Over £325,000



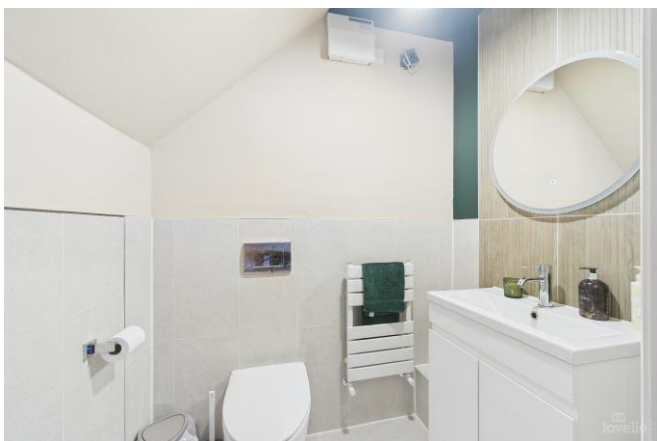
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Key Features

- Total Floor Area:- 150 Square Metres
- Contemporary Lounge
- Fully Equipped Kitchen
- Dining Room
- Home Office & Downstairs WC
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Enclosed Rear Garden
- Integral Garage & Driveway
- Solar Panels
- EPC rating B





DESCRIPTION

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

Approaching, you are greeted by a spacious driveway and an integral garage. Offering plenty of off-street parking and storage.

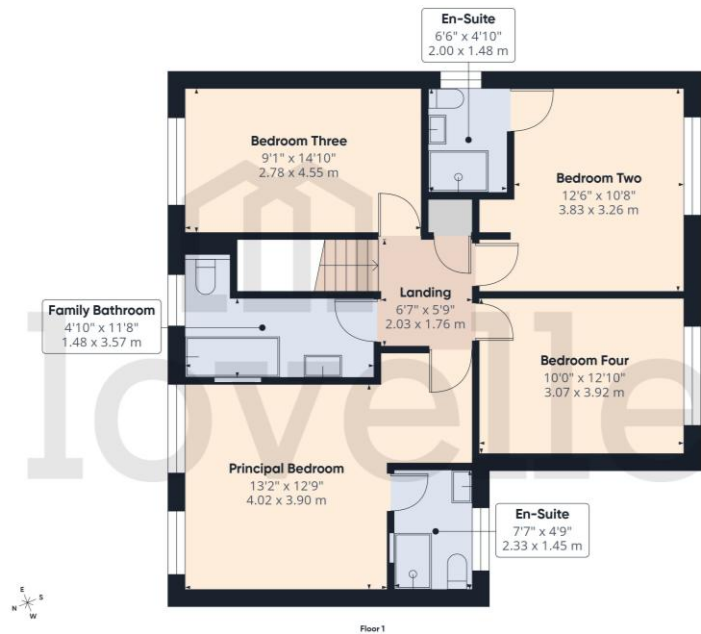
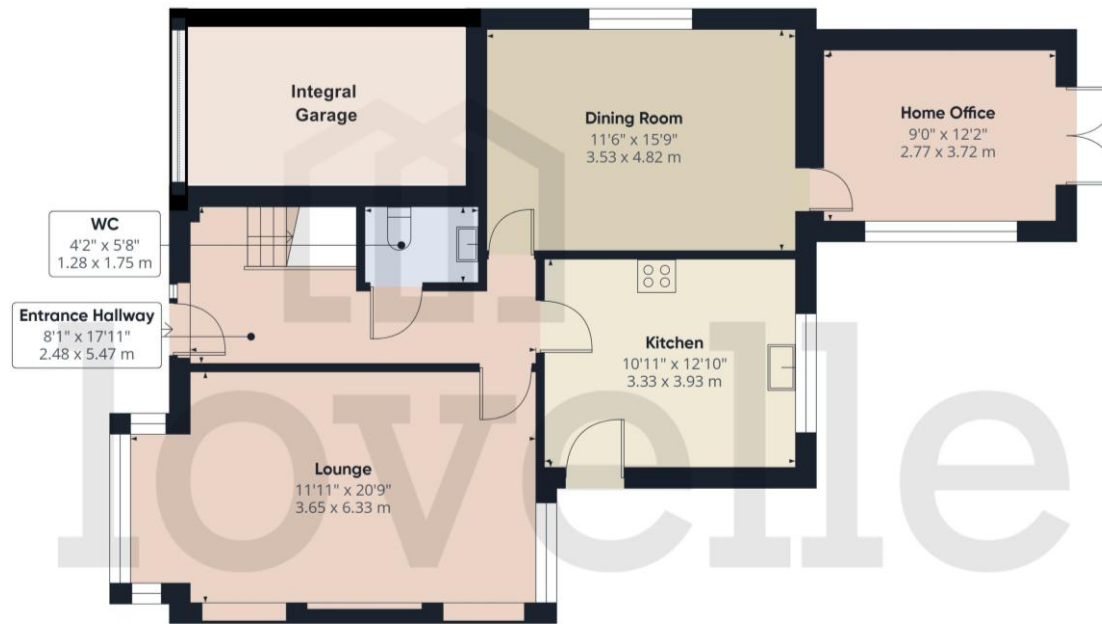
Once inside, this home reveals a modern fully equipped kitchen with an adjacent dining room. Perfect to entertain guests and family in. Continuing, the contemporary lounge offers great space to relax in. Not to forget, the home office and downstairs WC, adding versatility and convenience to the property. While the first floor offers four bedrooms. With two benefitting from en-suites and the rest from a family bathroom. Finishing this home is the rear garden. Fully enclosed by fencing with views of the surrounding fields. Predominantly laid to lawn, making it perfect for alfresco dining on warm summer evenings.

A property that encapsulates comfort, functionality and delightful surroundings- welcome home.

Viewing highly recommended.



FLOORPLAN



Evergreen 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.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	91 B	91 B
69-80	C		
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 2.48m x 5.47m (8'1" x 17'11")

Entered through a composite door with a sidelight into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation.

LOUNGE 3.65m x 6.33m (12'0" x 20'10")

Bright and airy room with a contemporary fireplace and feature shelving. Dual aspect with windows to the front and rear elevation.

KITCHEN 3.33m x 3.93m (10'11" x 12'11")

Comprehensive range of wall and base units with contrasting quartz work surfaces and upstands. Inset sink and drainer with a swan neck mixer tap. Integral dishwasher and washing machine. Two inset ovens and a four ring hob with an extraction canopy over. Integral fridge, freezer and microwave. Window to the rear elevation and a half glazed UPVC door to the side elevation.

DINING ROOM 3.53m x 4.82m (11'7" x 15'10")

Window to the side elevation.

HOME OFFICE 2.77m x 3.72m (9'1" x 12'2")

Lovely room overlooking the rear garden. Dual aspect with double opening French doors to the rear garden and a window to the side elevation.

WC 1.28m x 1.75m (4'2" x 5'8")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM 4.02m x 3.9m (13'2" x 12'10")

Two windows to the front elevation.

EN-SUITE 2.33m x 1.45m (7'7" x 4'10")

Three piece suite incorporating a walk-in shower cubicle with a rain 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 rear elevation.

BEDROOM TWO 3.83m x 3.26m (12'7" x 10'8")

Window to the rear elevation and a door to the en-suite.

EN-SUITE 2m x 1.48m (6'7" x 4'11")

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 tiles throughout and a window to the side elevation.

BEDROOM THREE 2.78m x 4.55m (9'1" x 14'11")

Window to the front elevation.

BEDROOM FOUR 3.07m x 3.92m (10'1" x 12'11")

Window to the rear elevation.

FAMILY BATHROOM 1.48m x 3.57m (4'11" x 11'8")

Three piece suite incorporating a bathtub with mixer tap and shower attachment, push button WC and a vanity wash hand basin with a mixer tap.
Towel rail radiator and decorative tiles throughout.
Window to the front elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

A private driveway leading to the property. Offering ample off-street parking for several vehicles. Access to the integral garage and gated access to the rear garden.

INTEGRAL GARAGE

Electric roller door, power and lighting.

REAR ELEVATION

Fully enclosed by wooden fencing and predominantly laid to lawn with a patio area. Great space to relax and entertain guests and family in.

SOLAR PANELS

Property benefits from solar panels.

(We understand that the solar panels are owned outright however, this should be confirmed by your legal adviser)

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 - Good,
Available - O2, Vodafone, Three, EE.

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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 £20.00 (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.

