



Chapel Street, Goxhill, North Lincolnshire

Offers Over £150,000



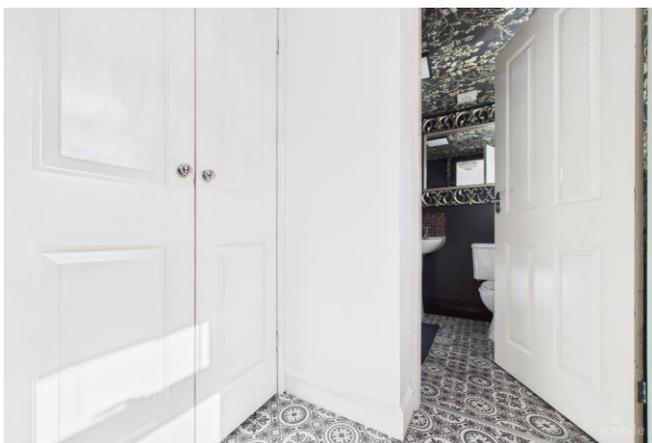
  
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## Key Features

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 93 Square Metres
- Charming Lounge
- Dining Room
- Galley Style Kitchen
- Boutique Style Bathroom
- Two Spacious Bedrooms
- Enclosed Rear Garden
- Serene Village Setting
- EPC rating D





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## DESCRIPTION

**\*\*NO CHAIN\*\***

Set in the serene village of Goxhill is this charming end-of-terrace home. Waiting for new owners to put their own stamp on it.

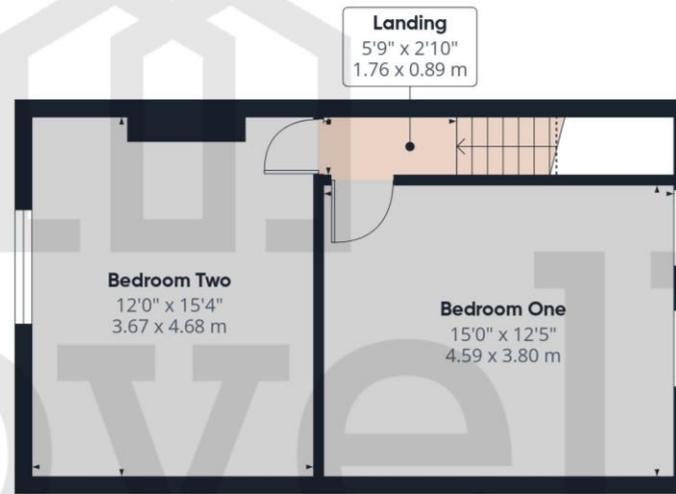
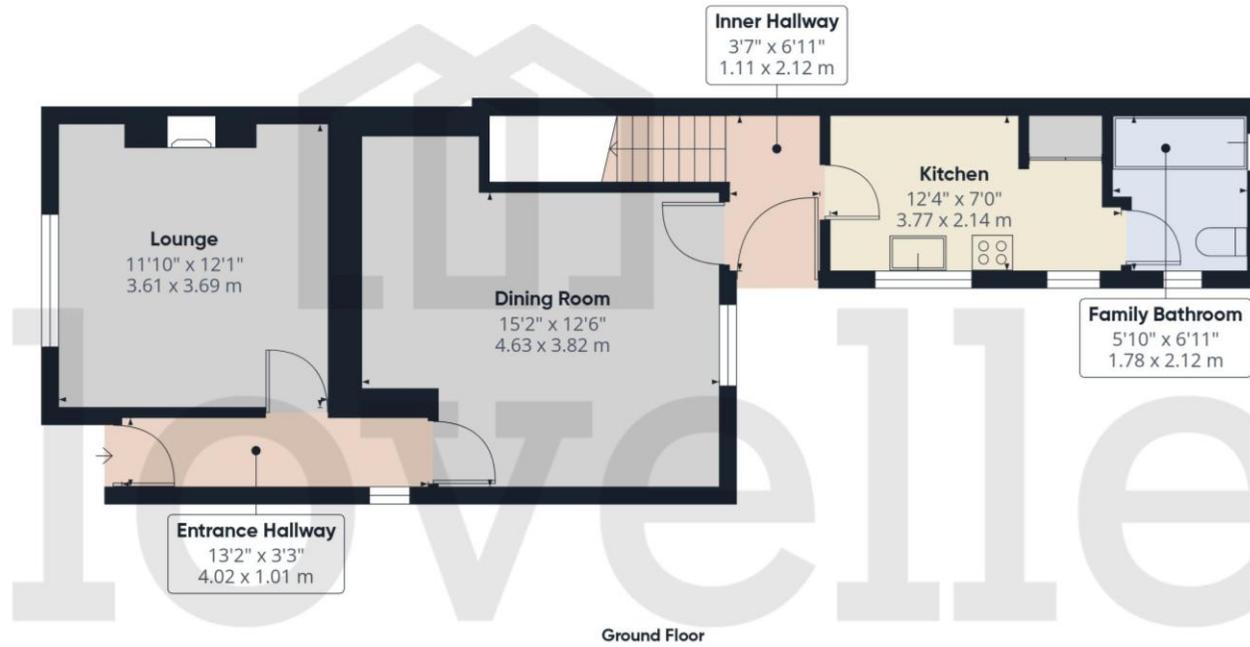
Once inside this deceptively spacious home offers great accommodation over two floors. Opening with a cosy lounge and adjacent spacious dining room. Great to receive guests in or entertain family and friends. Further on, there is a galley style kitchen and a boutique style family bathroom. While the first floor offers two double bedrooms.

As you finish exploring this home, you find yourself in the rear garden. Fully enclosed by mature shrubbery and offering privacy from the surrounding properties.

Viewing of this home is a must!



## FLOORPLAN



## Chapel Street, Goxhill, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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		87 B
69-80	C		
55-68	D	67 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** 4.02m x 1.01m (13'2" x 3'4")

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

**LOUNGE** 3.61m x 3.69m (11'10" x 12'1")

Quaint room with a feature Adam style fireplace surround with decorative tile inserts. Perfect for cold winter evenings. Window to the front elevation.

**DINING ROOM** 4.63m x 3.82m (15'2" x 12'6")

Window to the rear elevation overlooking the courtyard and a door to the kitchen.

**KITCHEN** 3.77m x 2.14m (12'5" x 7'0")

Range of wall and base units in a cream finish with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Space for a tall fridge freezer. Plumbing for a washing machine. Two windows and a half glazed UPVC door to the side elevation.

**FAMILY BATHROOM** 1.78m x 2.12m (5'10" x 7'0")

Three piece bathroom suite incorporating a bathtub with a rain shower over and a shower attachment with a mixer tap. Push button WC and a pedestal wash hand basin with hot and cold water taps. Towel rail radiator and decorative tiles to the wet areas. Dual aspect with windows to the rear and side elevation.

**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 4.59m x 3.8m (15'1" x 12'6")

Two windows to the rear elevation.

**BEDROOM TWO** 3.67m x 4.68m (12'0" x 15'5")

Window to the front elevation.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Low maintenance front garden. Fully laid to gravel and surrounded by fencing and evergreen shrubbery.  
(Shared access path to the rear and neighbouring property.)

**REAR ELEVATION**

Substantial rear garden, fully enclosed by fencing and hedging. Offering privacy from the surrounding properties. Predominantly laid to lawn with a courtyard adding charm to this space. Perfect for someone who enjoys nature and gardening.

**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 - OK,  
Available - O2, Vodafone.

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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.

