



Briar Court, Goxhill, North Lincolnshire

Offers over £315,000




lovelle



Key Features

- Total Living Area: 127 Square Metres
- Living Room
- Breakfast Kitchen
- Four Bedrooms
- Downstairs Shower Room
- Family Bathroom
- South Facing Rear Garden
- Detached Garage
- Driveway
- Corner Plot
- EPC rating C





DESCRIPTION

Enjoying a sizeable plot is this versatile detached home.

Approaching, you are greeted by a driveway and a detached garage with a clean and simple front garden.

Once inside, it opens with a bright hallway and plenty of storage. To the left is the living room encompassing a dining area and contemporary living space. To the right - a guest bedroom with a modern shower room. Straight on - the fully equipped breakfast kitchen, for those busy mornings. While the first floor offers three bedrooms and a boutique style family bathroom.

Finishing this property is the South facing rear garden. Fully enclosed with multiple seating areas and a manicured lawn. Great space for relaxing and entertaining family and friends. Gated access to the driveway and detached garage.

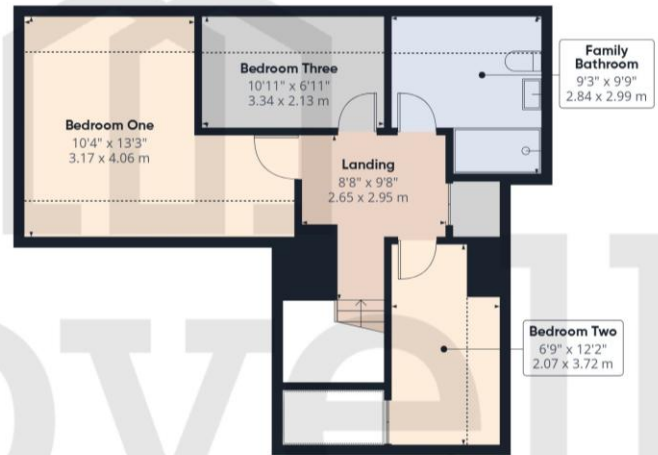
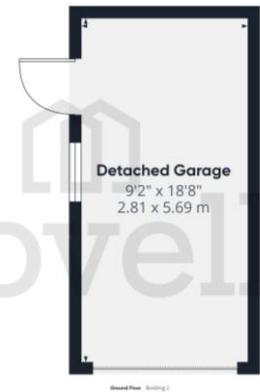
VIEWING RECOMMENDED!



FLOORPLAN



Ground Floor Building 1



Floor 1 Building 1



Briar Court, 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	77 c	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 0.96m x 5.19m (3'1" x 17'0")

Entered through a composite door into the hallway. Doors to all principal rooms and a staircase to the first floor accommodation. Handy storage cupboards.

LIVING ROOM 3.77m x 6.43m (12'5" x 21'1")

Spacious room with dining and living areas. Double opening French doors to the rear elevation and a further window to the front elevation.

BREAKFAST KITCHEN 5.68m x 3.41m (18'7" x 11'2")

Range of wall and base units in a dark olive finish with contrasting quartz work surfaces and upstands. One and a half bowl sink and drainer with a swan neck mixer tap. Integral oven, microwave and a four ring hob with an extraction canopy over. Integral full length fridge and dishwasher.

Two windows and a half glazed UPVC door to the rear elevation.

Finished with a breakfast bar.

BEDROOM FOUR 2.89m x 3.95m (9'6" x 13'0")

Window to the front elevation.

SHOWER ROOM 1.77m x 2.05m (5'10" x 6'8")

White three piece suite incorporating a shower cubicle with a shower over, push button WC and a vanity wash hand basin with a mixer tap.

Decorative tiles to the wet areas and a window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.17m x 4.06m (10'5" x 13'4")

Roof windows to the front and rear elevation.

Eaves storage.

BEDROOM TWO 2.07m x 3.72m (6'10" x 12'2")

Roof window to the side elevation.

Eaves storage.

BEDROOM THREE 3.34m x 2.13m (11'0" x 7'0")

Window to the rear elevation.

FAMILY BATHROOM 2.84m x 2.99m (9'4" x 9'10")

Boutique-style four piece bathroom suite incorporating a corner bathtub with a mixer tap, walk-in shower cubicle with a rain shower over, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles to the wet areas and a towel rail radiator.

Roof window to the rear elevation.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Low maintenance front garden with a block paved driveway and an electric vehicle charging point. Gated access to the rear of the property.

DETACHED GARAGE *2.81m x 5.69m (9'2" x 18'8")*

Power and lighting, plumbing for a washing machine.

REAR ELEVATION

Substantial South facing rear garden, fully enclosed by fencing, brick walls and adorned with mature shrubbery. Predominantly laid to lawn with a substantial patio area. Perfect for those moments to reflect and enjoy 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- 2 Mbps (download speed), 0.4 Mbps (upload speed),
Superfast - 52 Mbps (download speed), 9 Mbps (upload speed),
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Great,
Available - O2, Vodafone, EE, Three.

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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.

