



The Pines North End, Goxhill

£380,000 Freehold

DETACHED DOUBLE FRONTED PERIOD RESIDENCE • HIGHLY SOUGHT AFTER VILLAGE POSITION •
BEAUTIFULLY PRESENTED & WELL PROPORTIONED ACCOM
RECEPTION ROOMS • ATTRACTIVE OPEN PLAN KITCHEN
ROOM/UTILITY/WC • FAMILY BATHROOM/EN-SUITE/MASTER SH
GARDENS • DRIVEWAY & DETAC



paul fox
the family estate agents

Exceptional double-fronted period home in Goxhill with four bedrooms, spacious living areas, private walled gardens, outbuildings, garage, and ample parking. Early viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- DETACHED DOUBLE FRONTED PERIOD RESIDENCE
- HIGHLY SOUGHT AFTER VILLAGE POSITION
- BEAUTIFULLY PRESENTED & WELL PROPORTIONED ACCOMMODATION
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- ATTRACTIVE OPEN PLAN KITCHEN DINING ROOM
- GROUND FLOOR BOOT ROOM/UTILITY/WC
- FAMILY BATHROOM/EN-SUITE/MASTER SHOWER ROOM
- WELL MAINTAINED PRIVATE GARDENS
- DRIVEWAY & DETACHED GARAGE





Central Entrance Reception Hallway

6' 0" x 12' 10" (1.83m x 3.90m)

Includes an attractive front composite entrance door with inset patterned glazing with adjoining top light, a traditional single flight staircase to the first floor accommodation with open spell balustrading and matching newel posts, wall mounted Hive control for the heating, hardwood strip flooring and internal hardwood doors allowing access through to;

Sitting Room

12' 0" x 13' 1" (3.65m x 4.00m)

With a front bay uPVC double glazed window, oak style laminate flooring, panelling to the side aspect and an open feature bricked fireplace with a multi burning stove with oak beam with tiled hearth, TV input and a stylish sliding period oak door allows access through to;





Open Plan Dining Kitchen

19' 10" x 11' 7" (6.04m x 3.54m)

With two rear uPVC double glazed windows. The kitchen includes an extensive range of country style shaker low level units, drawer units and wall units with decorative rounded pull handles, solid wood working top surfaces with matching uprising and solid working tops incorporating a double Belfast inset sink bowl unit with block mixer tap and drainer to the side, plumbing for a dishwasher, undercounter fridge, space for a freestanding Range Master cooker with oak beam and inset extractor fan with down lighting, continuation of oak style laminate flooring, oak beam to the ceiling, a vertical wall mounted modern radiator and an internal door allows access through to;



Rear Entrance Lobby/Boot Room

11' 6" x 6' 3" (3.50m x 1.90m)

Rear uPVC double glazed entrance door, laminate flooring, panelling to the walls and doors lead through to;

Cloakroom

5' 7" x 3' 0" (1.70m x 0.92m)

Has a low flush WC and a wash hand basin with tiled splash back and vinyl flooring.





Utility

11' 6" x 7' 4" (3.50m x 2.24m)

With a side uPVC double glazed window, vinyl flooring, wall mounted Worcester Bosch gas boiler, space for a tall American style fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, a working top surface with inset shelving and a low level units and adjoining storage cupboard one which houses a cylinder tank.

Lounge

12' 2" x 14' 2" (3.70m x 4.32m)

First Floor Landing

Includes loft access, dado railing and doors leading off to;

Master Bedroom 1

11' 10" x 13' 9" (3.60m x 4.20m)

With a side uPVC double glazed window, TV input and a door leads through to;

En-Suite Shower Room

6' 2" x 4' 11" (1.87m x 1.50m)

Has a low flush WC, a wash hand basin and a corner walk-in shower cubicle with overhead mains power shower with twin sliding doors and tiled splash backs, cushioned flooring and ceiling spotlights.

Rear Double Bedroom 2

13' 9" x 11' 10" (4.20m x 3.60m)

With a side uPVC double glazed window.





Front Double Bedroom 3

12' 2" x 13' 5" (3.70m x 4.10m)

With a front uPVC double glazed window, TV input, wall to ceiling coving and a bank of fitted wardrobes.

Rear Double Bedroom 4

8' 10" x 11' 10" (2.70m x 3.60m)

With a rear uPVC double glazed window and laminate flooring.

Main Shower Room

4' 11" x 6' 2" (1.50m x 1.87m)

With a front uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, a pedestal wash hand basin with tiled splash back and a corner walk-in shower cubicle with overhead mains power shower with curved twin glazed sliding doors, tiled splash back and cushioned flooring.





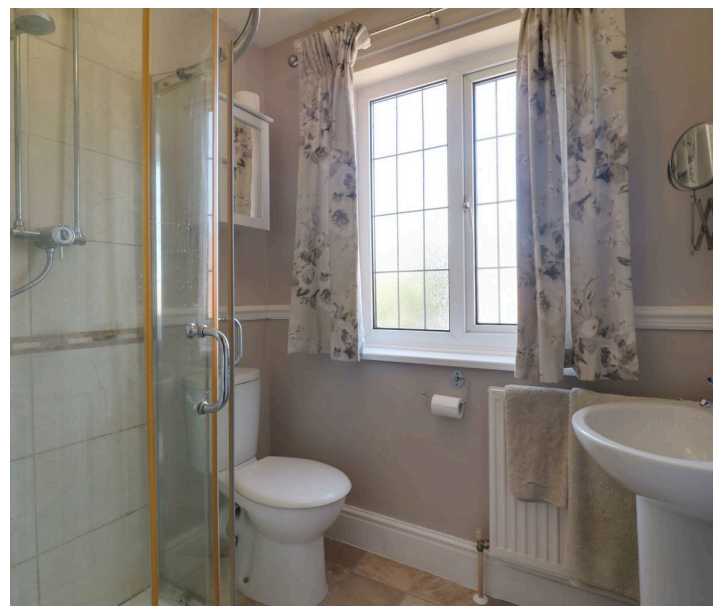
Stylish Main Family Bathroom

10' 10" x 6' 11" (3.30m x 2.11m)

With a rear uPVC double glazed window with frosted glazing and the bathroom includes a rolled topped edge free standing bath with central block mixer tap and shower attachment, a vanity wash hand basin with adjoining low flush WC with stylish low level shaker style units and working top and a double walk-in wet enclosure with overhead chrome power mains shower with mermaid boarding splash back, inset ceiling spotlights, panelling to the ceiling with cushioned flooring, period double column style wall mounted towel heater.

Grounds

To the front of the property provides a generous broad laid block paved driveway which allows ample off street parking an access to a brick built single garage, a hard standing pathway allows access to the front entrance. A secure gate allows access to the extremely private garden which is beautifully landscaped with principally lawned gardens, fully stocked mature borders with boundary bricked walling providing an excellent degree of privacy, the garden includes a range of pleasant seating areas with overhead pergola, flagged patio area and a raised water feature and access leads down the rear via a pathway.





Garage

9' 11" x 14' 9" (3.03m x 4.50m)

With an automatic front door, full power and lighting.

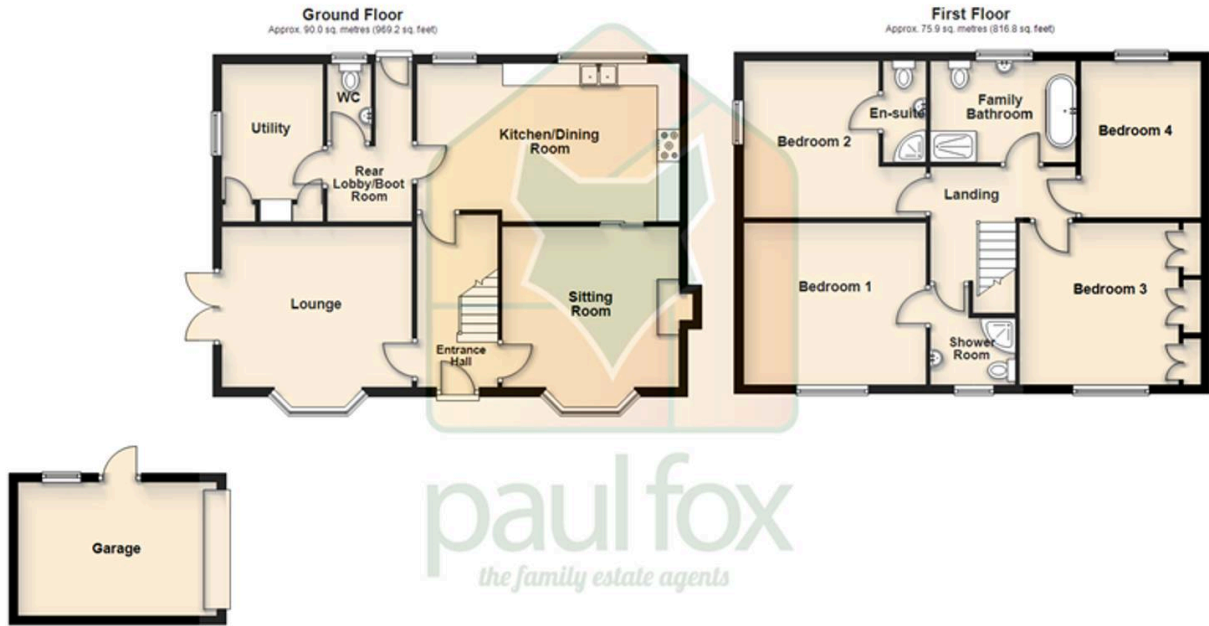
Outbuildings

To the rear of the property includes a number of timber storage sheds with a summer house, bin stores and a secure gateway.

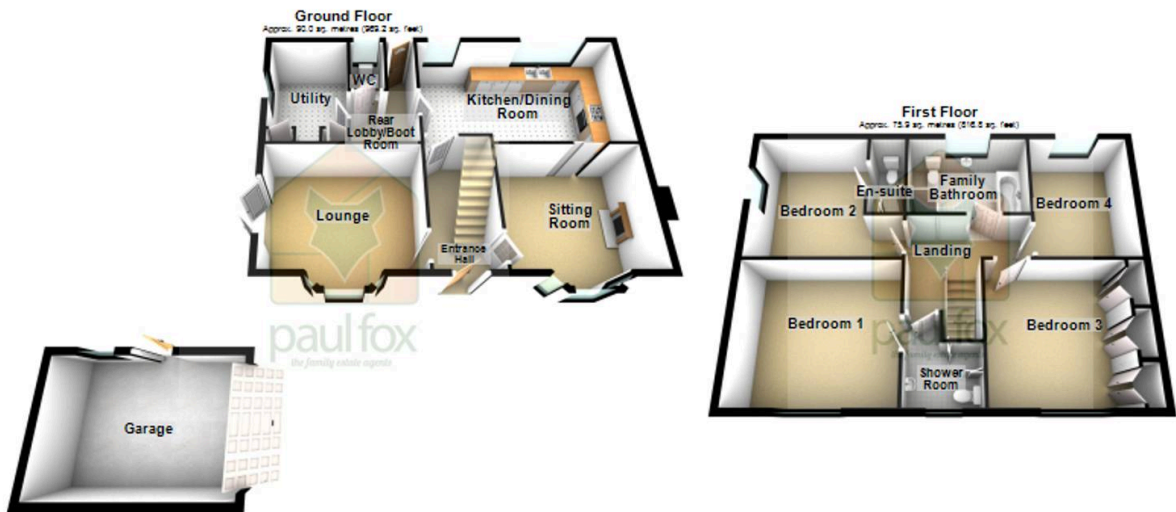








Total area: approx. 165.9 sq. metres (1786.0 sq. feet)



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