

Huntsman Close, Goxhill

North Lincolnshire

Offers Over £475,000

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Huntsman Close

Goxhill, North Lincolnshire

Approaching this property you are greeted by a manicured lawn with a block paved driveway leading to the detached garage and the rear garden.

Once inside, the homely lounge reveals itself with a feature inglenook fireplace. Not to forget, the quaint family room, perfect for enjoying a moment to yourself. Further on, there is a spacious family kitchen, with a dining area and a sunroom with views of the rear garden. To finish the ground floor are the utility room and downstairs WC, adding versatility and practicality to the home.

While the first floor offers three double bedrooms and a family bathroom. With the principal suite boasting a dressing room and an en-suite. Further on, the second floor offers two further bedrooms with one benefitting from a en-suite shower room.

Finished by a private rear garden with a summer house. Spacious and offering endless possibilities.

Book your viewing today.

- **Total Floor Area: 217 Square Metres (Plot Size 0.19 Acres)**
- **Open Plan Family Kitchen & Sunroom**
- **Lounge & Family Room**
- **Utility Room & Downstairs WC**
- **Five Double Bedrooms**
- **Two En-Suites & Dressing Room**
- **Family Bathroom**
- **Double Detached Garage & Driveway**
- **Enclosed Rear Garden**
- **Summer House**

BROADBAND TYPE

Standard - 9 Mbps (download speed), 0.9 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.







ENTRANCE
13' 3" x 7' 8" (4.04m x 2.33m)
Entered through a composite door with sidelights into the hallway. Doors to all principal rooms and a staircase to further accommodation. Handy storage cupboard.

LOUNGE
16' 7" x 14' 7" (5.06m x 4.44m)
Bright room with a feature inglenook fireplace housing a wood stove with a wooden mantelpiece, adding rustic charm to this space. Walk-in bay window to the front elevation.

FAMILY ROOM
16' 1" x 8' 11" (4.90m x 2.71m)
Window to the front elevation.













FAMILY KITCHEN:
9' 10" x 23' 11" (3.00m x 7.30m)

KITCHEN
Range of wall and base units in a gloss grey finish with contrasting quartz work surfaces and upstands. Undermount one and a half bowl sink and drainer with a swan neck mixer tap. Two Neff eye level ovens and a five ring gas hob with an extraction canopy over. Integral dishwasher and a fridge freezer. "Picture" window to the rear elevation and a door to the utility room.

DINING AREA
Great space for family meals or entertaining guests.

SUNROOM
Atrium style window to the rear elevation and bi-fold doors to the patio.

UTILITY ROOM
9' 11" x 5' 3" (3.01m x 1.60m)
Range of base units with a contrasting work surface and upstands. Plumbing for a washing machine and space for a tumble dryer. Stainless steel sink and drainer with a swan neck mixer tap. Half glazed UPVC door to the rear elevation and a further window to the side elevation. Housing the combination boiler.

WC
3' 5" x 5' 3" (1.03m x 1.60m)
Two piece suite incorporating a push button WC and a pedestal wash hand basin with a mixer tap. Window to the side elevation and a storage cupboard.







FIRST FLOOR ACCOMMODATION:
17' 3" x 6' 10" (5.26m x 2.09m)

PRINCIPAL BEDROOM
16' 10" x 12' 10" (5.14m x 3.92m)
Window to the front elevation and door to the en-suite.

DRESSING ROOM
10' 0" x 8' 3" (3.05m x 2.51m)
Fitted wardrobes and shelving. Window to the rear elevation.

EN-SUITE
7' 0" x 4' 11" (2.14m x 1.50m)
Three piece suite incorporating a walk-in shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the wet areas. Window to the side elevation.

BEDROOM TWO
11' 5" x 9' 8" (3.47m x 2.95m)
Fitted bedroom furniture incorporating a double wardrobe. Window to the front elevation.

BEDROOM THREE
10' 0" x 9' 8" (3.04m x 2.95m)
Window to the rear elevation.

FAMILY BATHROOM
6' 3" x 9' 4" (1.90m x 2.85m)
Four piece bathroom suite incorporating a bathtub with a mixer tap, corner shower cubicle with a shower over, pedestal wash hand basin with a mixer tap and a push button WC. Decorative tiles to the wet areas and a window to the rear elevation.







SECOND FLOOR ACCOMMODATION:
7' 0" x 3' 3" (2.13m x 0.99m)

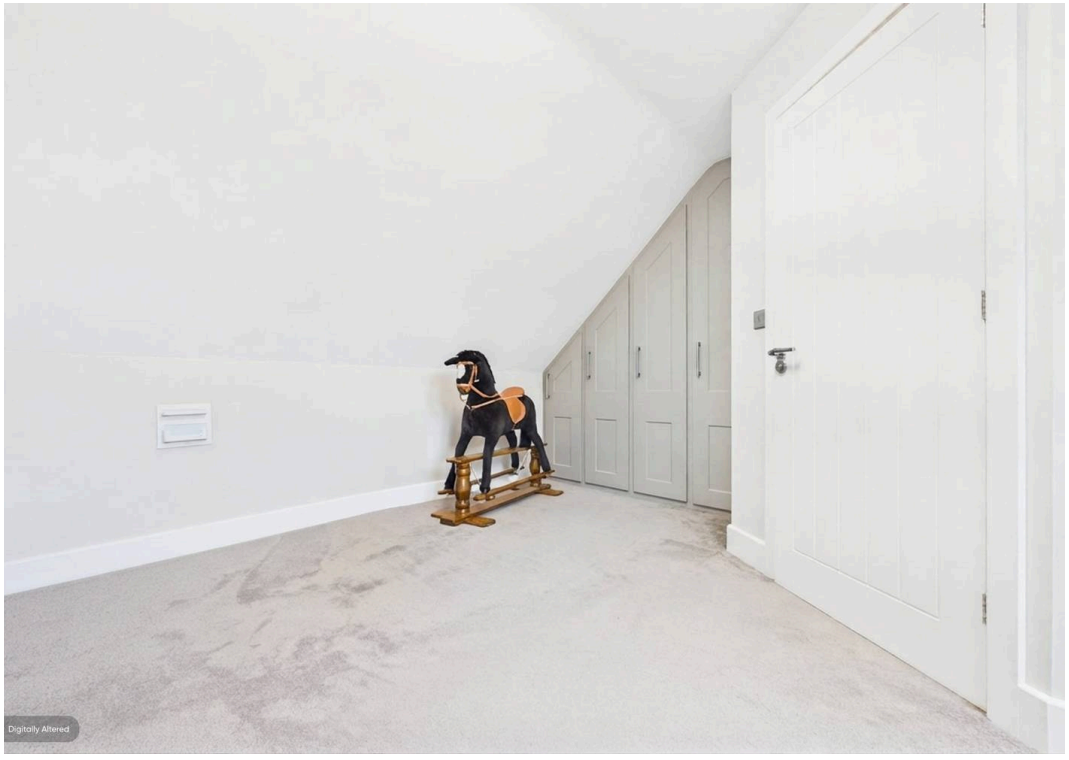
BEDROOM FOUR
14' 4" x 11' 4" (4.36m x 3.46m)
Two roof windows to the rear elevation and storage cupboards.

EN-SUITE
7' 7" x 4' 3" (2.31m x 1.29m)
Three piece suite incorporating a corner shower cubicle with a shower over, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the wet areas. Roof window to the rear elevation.

BEDROOM FIVE
14' 3" x 12' 8" (4.34m x 3.87m)
Two roof windows to the rear elevation and storage cupboards.

OUTSIDE THE PROPERTY:

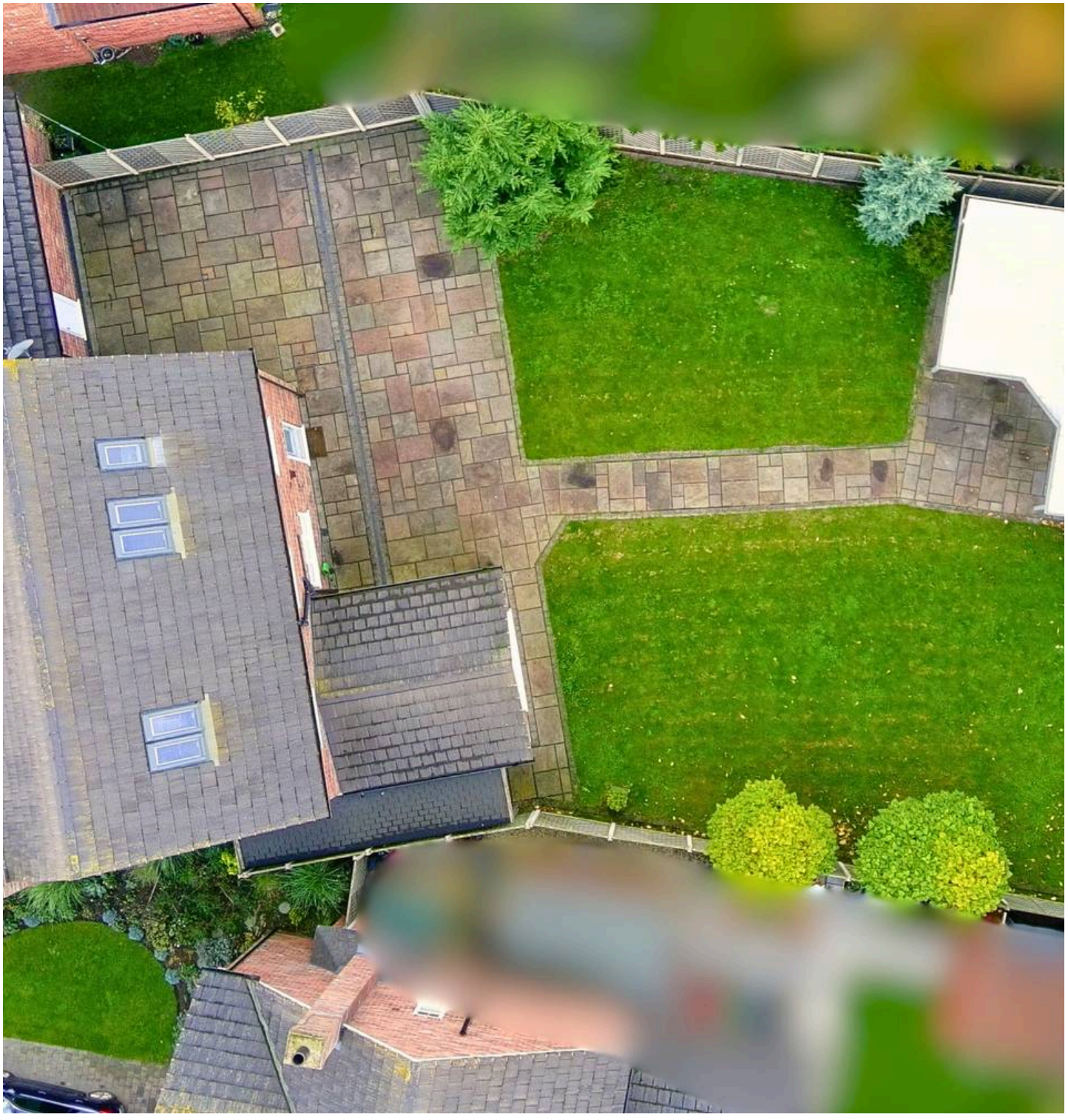
SUMMER HOUSE
11' 6" x 11' 7" (3.51m x 3.53m)
Timber constructed summer house offering a great space for outdoor entertaining or relaxing.


Digitally Altered


Digitally Altered


Digitally Altered





FRONT GARDEN

Predominantly laid to lawn with a block paved driveway offering ample off-street parking for multiple vehicles. Access to the garage and the rear garden.

REAR GARDEN

Fully enclosed by wooden fencing and mature shrubbery. Predominantly laid to lawn with delightful seating areas, perfect for entertaining guests and family. Finished with a summer house.

DOUBLE GARAGE

2 Parking Spaces

Up and over doors, power and lighting. Rear personnel door.

DRIVEWAY

2 Parking Spaces



Ground Floor Building 1

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Approximate total area(1)

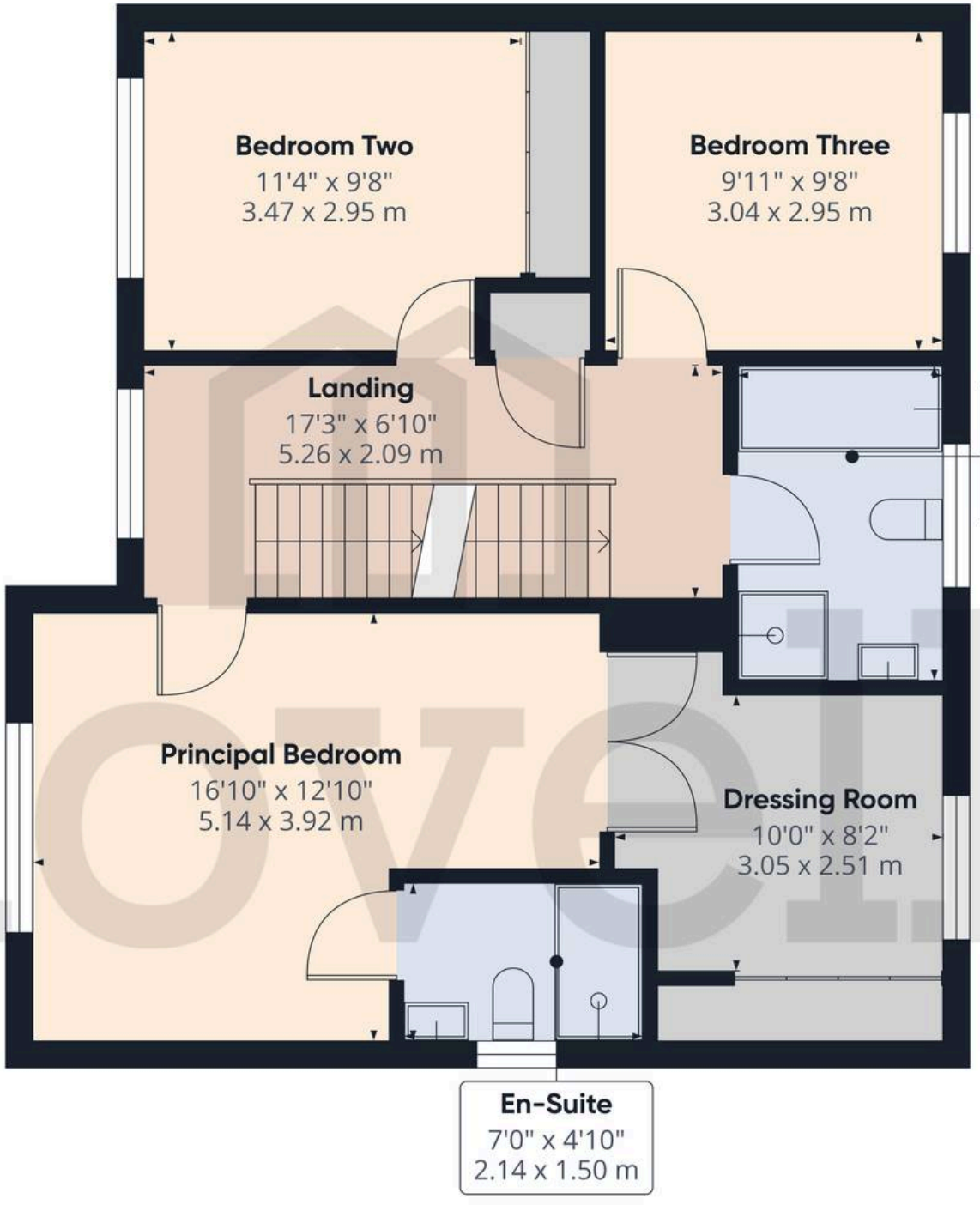
976 ft²

90.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Approximate total area(1)

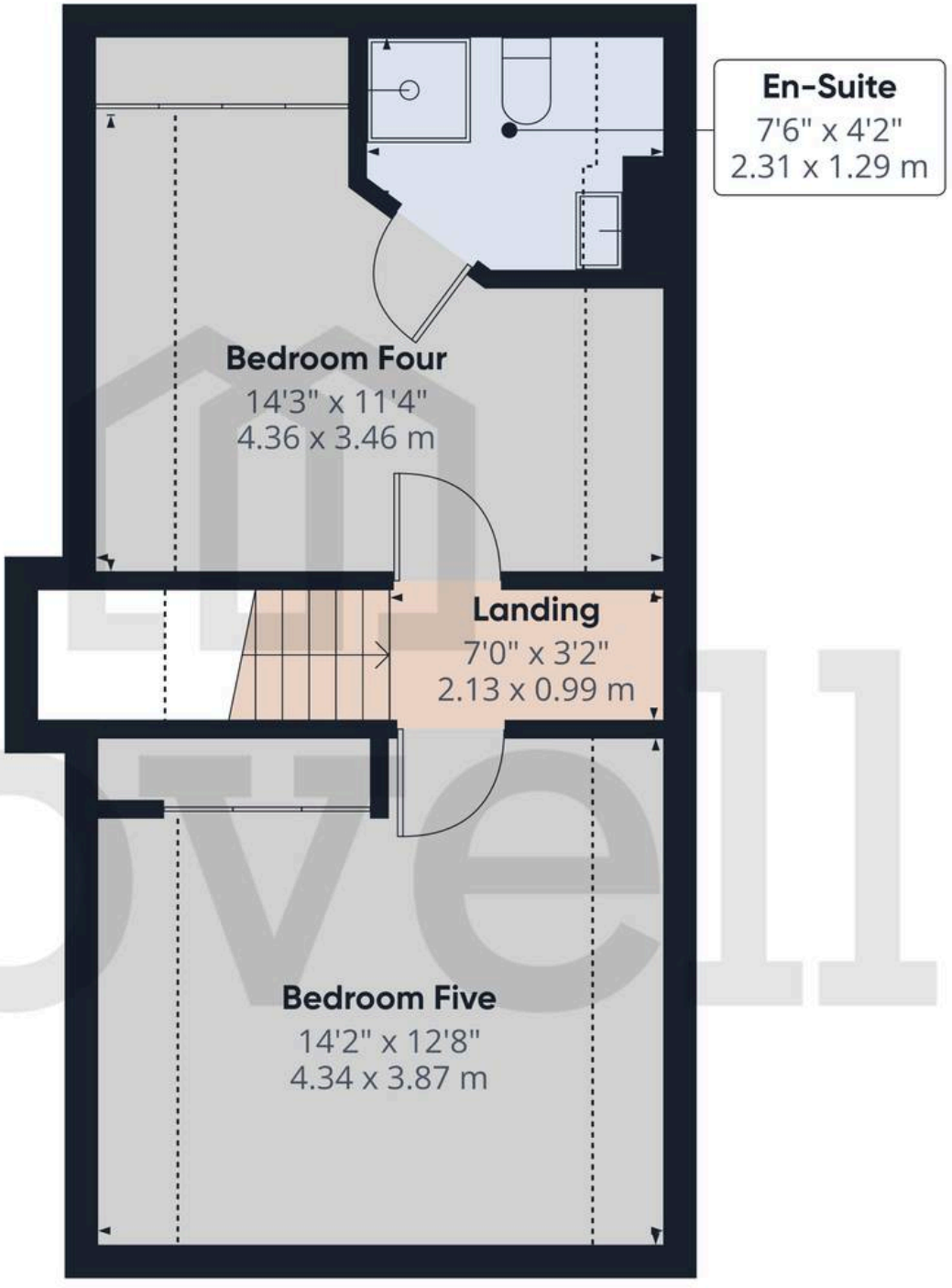
686 ft²

63.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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N
W E
S

Floor 2 Building 1

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Approximate total area(1)

385 ft²

35.7 m²

Reduced headroom

89 ft²

8.3 m²

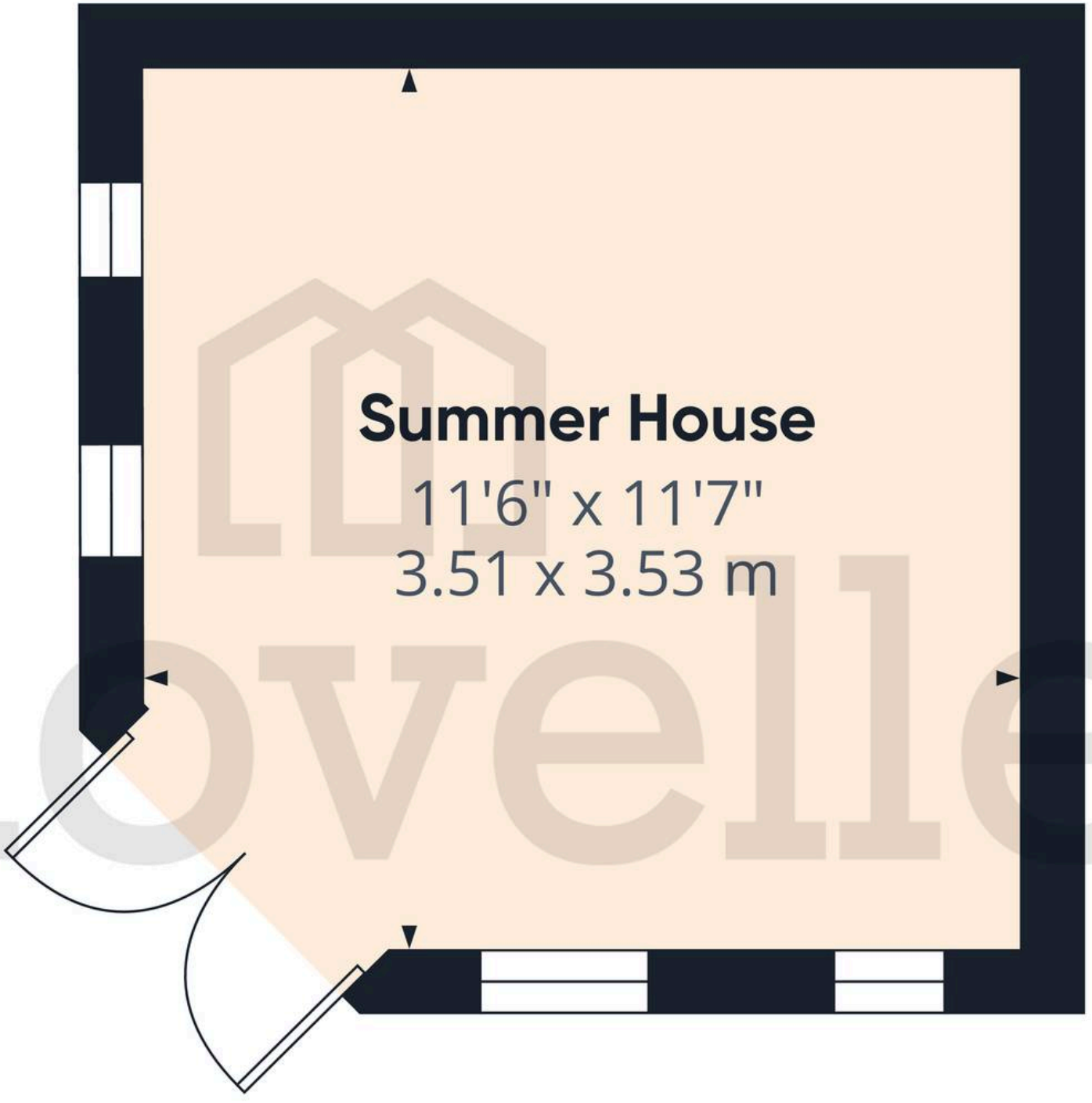
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 3

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Approximate total area(1)

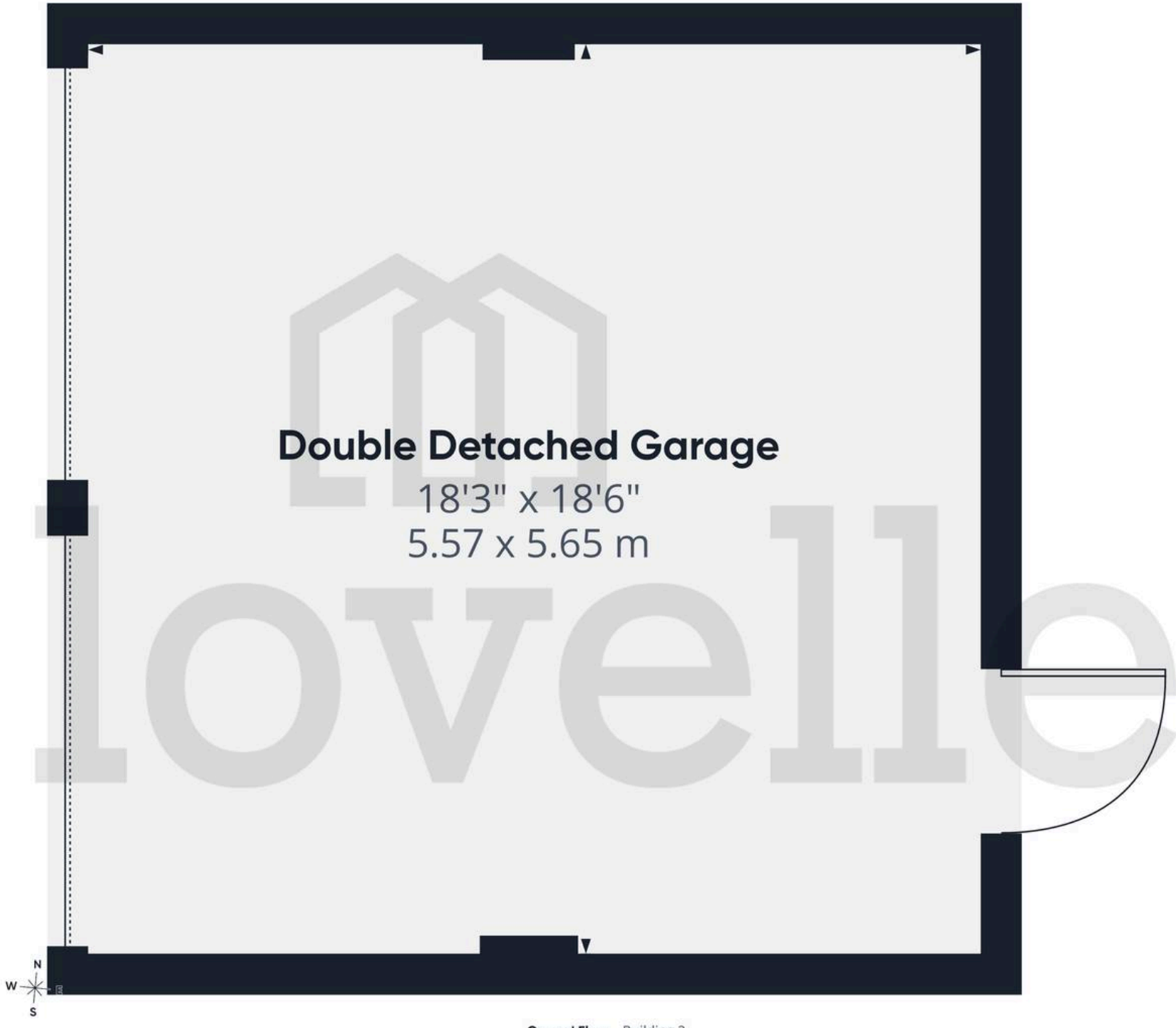
129 ft²

12 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2

Approximate total area(1)

340 ft²

31.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 £30.00 (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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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 branch to book in with our mortgage advisor.

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.

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.

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.



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