



Evergreen Close, Goxhill, North Lincolnshire

£350,000




lovelle



Key Features

- Total Floor Area:- 150 Square Metres
- Detached Family Home
- Private Village Location
- Three Reception Rooms
- Modern Kitchen Diner & Lounge
- Four Double Bedrooms
- Two En-Suites Shower Rooms
- Family Bathroom & Ground Floor WC
- Garage
- Driveway
- EPC rating B





DESCRIPTION

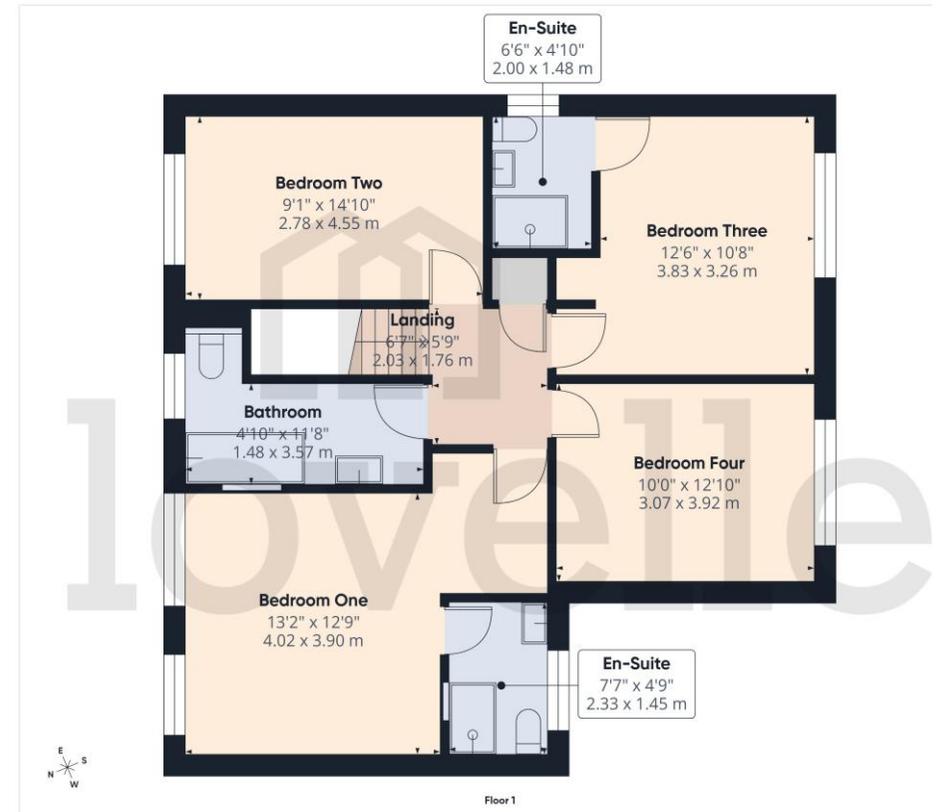
This spacious four bedroom detached family home offers generous living accommodation, a private garden, and a desirable village location, making it ideal for modern family life. Set back from the road, the property benefits from a private driveway providing ample off-road parking and access to the garage. Inside, the home offers three well proportioned reception rooms, providing flexible living space for relaxing, entertaining, or working from home. The main living areas are bright and welcoming, with plenty of natural light and a layout well suited to family living. The property features four good sized bedrooms, including two with en-suite shower rooms. A modern family bathroom serves the remaining bedrooms, while a ground floor WC adds further practicality. To the rear, the home enjoys a fully enclosed garden, mainly laid to lawn and ideal for children, outdoor dining, or entertaining. Located within a sought-after village setting, the property combines peaceful surroundings with convenient access to local amenities, schools, and transport links.

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.



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.

ENTRANCE

Entered via a composite door into the hallway.

LOUNGE

Bright and airy room being dual aspect having a walk-in bay window to the front and a window to the rear elevation. Built-in media wall.

KITCHEN

Comprehensive range of wall and base units with contrasting worksurfaces and upstands. Integrated sink and drainer with mixer tap, dishwasher and washing machine. Four ring hob with extraction canopy over and double oven. Integral fridge, freezer and microwave. Window to the rear elevation and a door to the side.

DINING ROOM

Window to the side elevation.

OFFICE / RECEPTION ROOM 3

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

WC

Two-piece suite incorporating a push button WC and wash hand basin with vanity unit.

FIRST FLOOR ACCOMMODATION**BEDROOM ONE**

Window to the front elevation.

EN-SUITE

Three-piece suite incorporating a walk-in shower, push button WC and wash hand basin with vanity unit. Window to the rear elevation.

BEDROOM TWO

Window to the front elevation.

BEDROOM THREE

Window to the rear elevation.

EN-SUITE

Three-piece suite incorporating a shower cubicle, push button WC and wash hand basin with a vanity unit. Window to the side elevation.

BEDROOM FOUR

Window to the rear elevation.

FAMILY BATHROOM

Three-piece suite incorporating a bath tub with mixer tap, push button WC and wash hand basin with vanity unit. Window to the front elevation.

OUTSIDE THE PROPERTY**FRONT ELEVATION**

A private driveway leads to the property, the driveway offers off street parking for several vehicles, and the rest is predominantly laid to lawn.

GARAGE

Electric roller door to the front elevation. Power and lighting.

REAR ELEVATION

Fully enclosed rear garden, predominantly laid to lawn with a patio area.

SOLAR PANELS

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

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.

