



Briar Court, Goxhill, North Lincolnshire

£300,000

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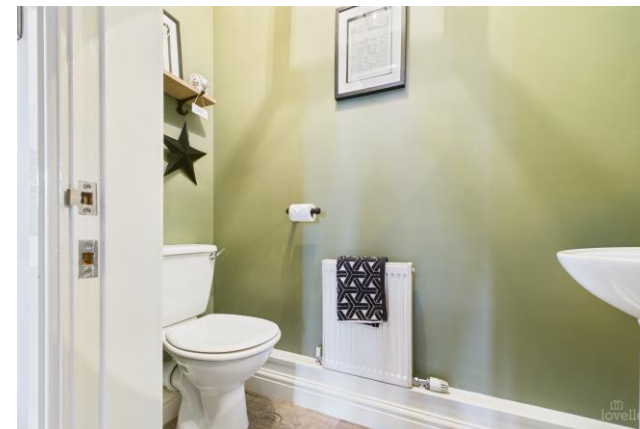




lovelle

## Key Features

- Total Floor Area:- 116 Square Metres
- Spacious Detached Home
- Sumptuous Lounge
- Modern Family Kitchen
- Utility Room & Downstairs WC
- Four Spacious Bedrooms
- En-Suite & Family Bathroom
- Driveway & Detached Garage
- Enclosed Rear Garden
- Views of Surrounding Pastures
- EPC rating C









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## DESCRIPTION

Set on a quiet cul-de-sac is this detached family home, looking for new owners to put their own stamp on it.

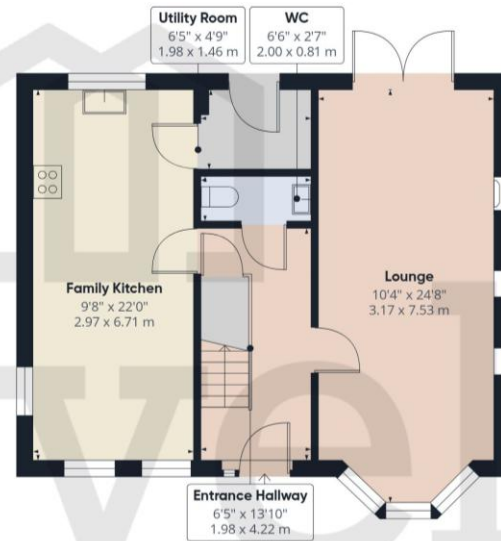
Greeted by a manicured lawn and a detached garage with gated access through to the rear garden. Once inside, it reveals its spacious accommodation. With a sumptuous lounge offering great space to relax in and receive guests and family. Further on there is a contemporary family kitchen with an adjacent utility room and WC. Adding functionality and a modern edge to the property. All while the first floor offers four good sized bedrooms with the principal one having its very own en-suite, while the rest are benefitting from a stylish family bathroom.

To finish this lovely property, is the rear garden. Fully enclosed with a lawn and delightful seating areas and views of the surrounding pastures.

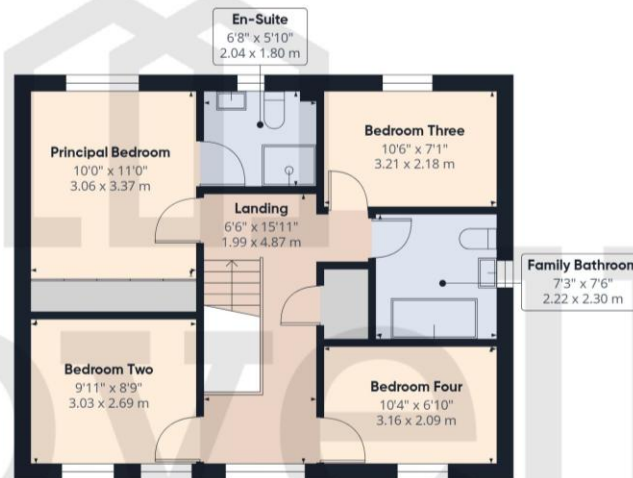
Call us to arrange your viewing today!



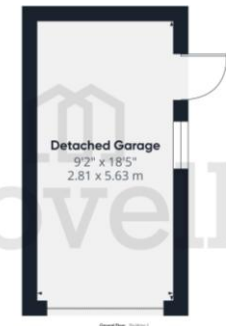
## FLOORPLAN



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	72 C	84 B
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.

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**ENTRANCE** 1.98m x 4.22m (6'6" x 13'10")

Entered through a composite door into the hallway with doors to all principal rooms and a staircase to the first floor accommodation.

**LOUNGE** 3.17m x 7.53m (10'5" x 24'8")

Bright and airy room with a feature Adam style fireplace, for those cold winter evenings.

Triple aspect with windows to the side elevation, walk-in bay window to the front elevation and double opening French doors to the rear garden.

**FAMILY KITCHEN** 2.97m x 6.71m (9'8" x 22'0")

Contemporary range of wall and base units in a white finish with contrasting work surfaces and tiled splashbacks. Inset double electric oven and a five ring gas hob with an extraction canopy over. Integral dishwasher and a tall fridge freezer. White composite sink and drainer with a swan neck mixer tap.

Finished with a family dining area.

Windows to the rear, front and side elevations.

**UTILITY ROOM** 1.98m x 1.46m (6'6" x 4'10")

Range of wall and base units with a contrasting work surface and tiled splashback. Plumbing for a washing machine.

Half glazed composite door to the rear elevation.

**WC** 2m x 0.81m (6'7" x 2'8")

Two piece suite incorporating a low flush WC and a pedestal wash hand basin with a mixer tap.



**FIRST FLOOR ACCOMMODATION:**

**PRINCIPAL BEDROOM** 3.06m x 3.37m (10'0" x 11'1")

Fitted bedroom furniture incorporating multiple wardrobes and a chest of drawers. Window to the rear elevation and a door to the en-suite.

**EN-SUITE** 2.04m x 1.8m (6'8" x 5'11")

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 waterproof panelling to the wet areas.

Window to the rear elevation.

**BEDROOM TWO** 3.03m x 2.69m (9'11" x 8'10")

Two windows to the front elevation.

**BEDROOM THREE** 3.21m x 2.18m (10'6" x 7'2")

Window to the rear elevation.

**BEDROOM FOUR** 3.16m x 2.09m (10'5" x 6'11")

Fitted bedroom furniture incorporating a wardrobe and shelving. Window to the front elevation.

**FAMILY BATHROOM** 2.22m x 2.3m (7'4" x 7'6")

Stylish three piece suite incorporating a bathtub with a mixer tap, push button WC and a vanity wash hand basin with a mixer tap. Decorative tiles throughout.

Window to the side elevation.

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

Laid to lawn with a driveway that leads to the detached garage and gated access to the rear garden.

**DETACHED GARAGE** *2.81m x 5.63m (9'2" x 18'6")*

Up and over door, power and lighting.

**REAR ELEVATION**

Fully enclosed by fencing and predominantly laid to lawn with delightful seating areas. Perfect to entertain family and friends in.

**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 - 45 Mbps (download speed), 8 Mbps (upload speed),  
Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - OK,  
Available - EE, 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.

