



Ferry Road, Goxhill, North Lincolnshire

Offers over £335,000

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## Key Features

- Total Floor Area: 129 Square Metres
- Recently Refurbished
- Sat in 0.24 Acres
- Living Room
- Breakfast Kitchen
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Private Enclosed Garden
- Ample Driveway
- Countryside Views
- EPC rating D





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## DESCRIPTION

Enjoying 0.2 acres of land is this detached bungalow. Having been recently refurbished to a high standard and is on the market looking for new owners.

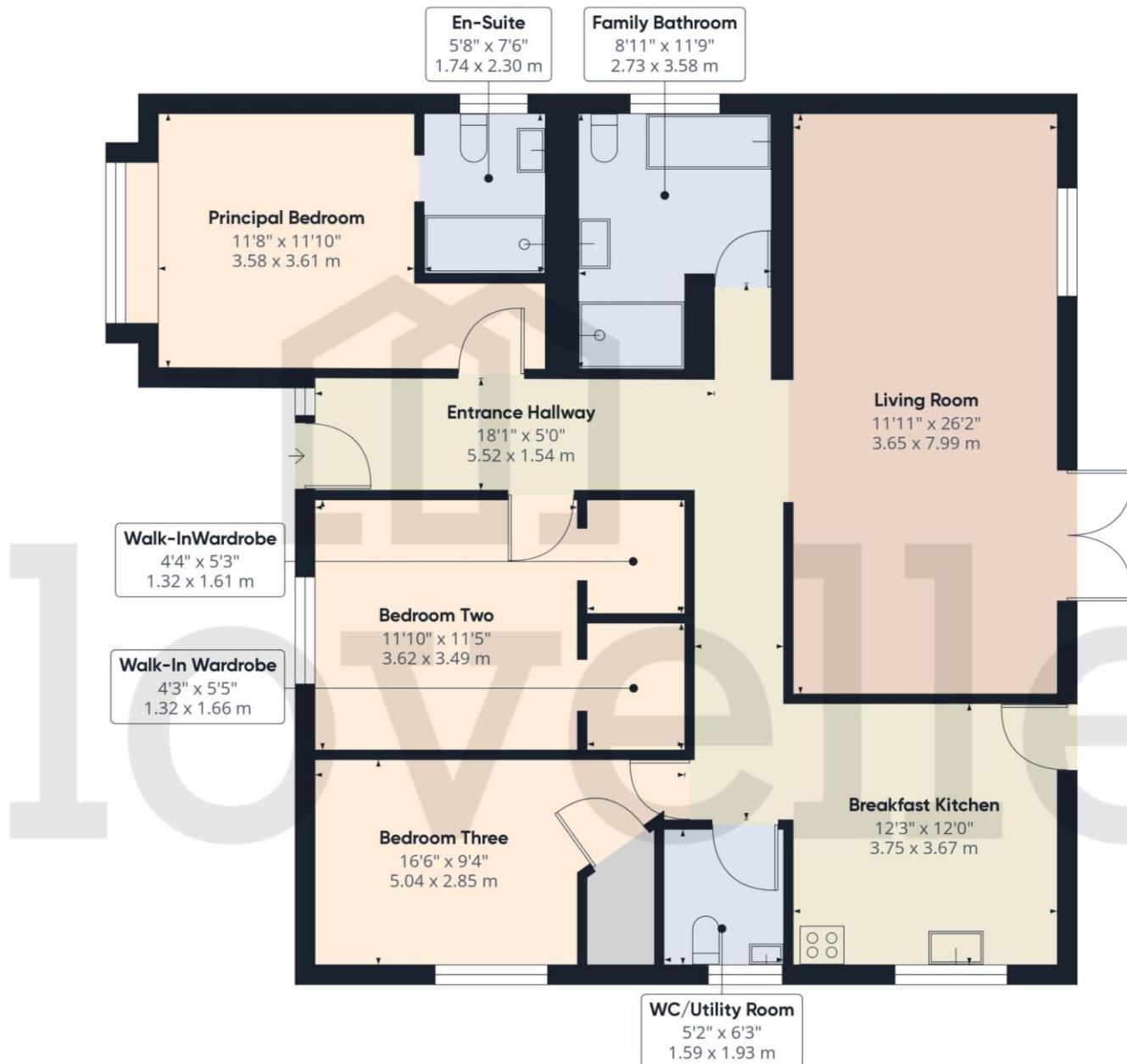
The generously proportioned home includes a spacious hallway opening to the bright and airy living room. Continuing on this bungalow has a fabulous breakfast kitchen, perfect for those busy mornings. Not to forget the WC/Utility room adding convenience and versatility to the property. While three double bedrooms offer comfortable accommodations. With the principal one benefitting from an en-suite shower room and the rest from a modern family bathroom.

Finishing this property is the rear garden, fully enclosed by evergreen hedging with a delightful patio area. Fully laid to lawn with mature trees and shrubbery adorning the boundary and offering views of the surrounding countryside.

VIEWING IS A MUST.



## FLOORPLAN



## Ferry Road, 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

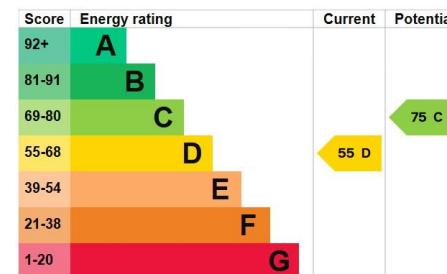
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not 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.



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** 5.52m x 1.54m (18'1" x 5'1")

Entered through a glazed composite door with a sidelight into an "L" shaped hallway, doors to all rooms.

**LIVING ROOM** 3.65m x 7.99m (12'0" x 26'2")

Bright and airy room with contemporary wall coverings adding an edge to this space. Window to the rear elevation and further double opening French doors overlooking the rear garden and bridging the gap between indoors and outdoors. Creating an ideal space for the full family to enjoy or to host guests and friends.

**BREAKFAST KITCHEN** 3.75m x 3.67m (12'4" x 12'0")

Range of wall and base units in a grey gloss finish with contrasting work surfaces and decorative tiled splash backs. Stainless steel one and a half bowl sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring induction hob. Integral fridge freezer and a dishwasher. Finished with a delightful breakfast bar area, great for busy mornings.

Fully glazed UPVC door to the rear elevation.

**WC / UTILITY ROOM** 1.59m x 1.93m (5'2" x 6'4")

Two piece suite incorporating a push button WC and a vanity wash hand basin with a mixer tap. Plumbing for a washing machine. Window to the side elevation.

**PRINCIPAL BEDROOM** 3.58m x 3.61m (11'8" x 11'10")

Bow bay window to the front elevation and an archway to the en-suite.

**EN-SUITE** 1.74m x 2.3m (5'8" x 7'6")

Stylish three piece suite incorporating a walk in shower cubicle with a tower shower, push button WC and a vanity wash hand basin with a mixer tap. Decorative waterproof panelling throughout and a window to the side elevation.

**BEDROOM TWO** 3.62m x 3.49m (11'11" x 11'6")

Window to the front elevation and two walk in wardrobes.

**BEDROOM THREE** 5.04m x 2.85m (16'6" x 9'5")

Window to the side elevation and a handy storage cupboard.

**FAMILY BATHROOM** 2.73m x 3.58m (9'0" x 11'8")

Four piece bathroom suite incorporating a bathtub with a mixer tap, shower cubicle with a tower shower, push button WC and a vanity wash hand basin with a mixer tap.

Anthracite towel rail radiator and ceramic tiles throughout.

Window to the side elevation.

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

Minimal front garden, fully laid to lawn and enclosed by evergreen hedging with access to the rear of the property. Finished with a concrete driveway offering ample off street parking for multiple vehicles.

**REAR ELEVATION**

Substantial rear garden. Fully enclosed by evergreen hedging, creating a great space for outdoor entertaining or enjoying a quiet moment to yourself. Predominantly laid to lawn with a delightful patio area. Finished with mature trees, shrubbery and countryside views of the surrounding pastures and fields.

**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- 4 Mbps (download speed), 0.5 Mbps (upload speed),  
Superfast - 80 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

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

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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.

