



The Square, Goxhill, North Lincolnshire

OIRO £210,000 - £220,000





Key Features

- Total Floor Area:- 83 Square Metres
- Contemporary Kitchen Diner
- Spacious Living Room
- Utility Room
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Fully Enclosed Garden
- Driveway
- Village Location
- EPC rating B





DESCRIPTION

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This semi-detached property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

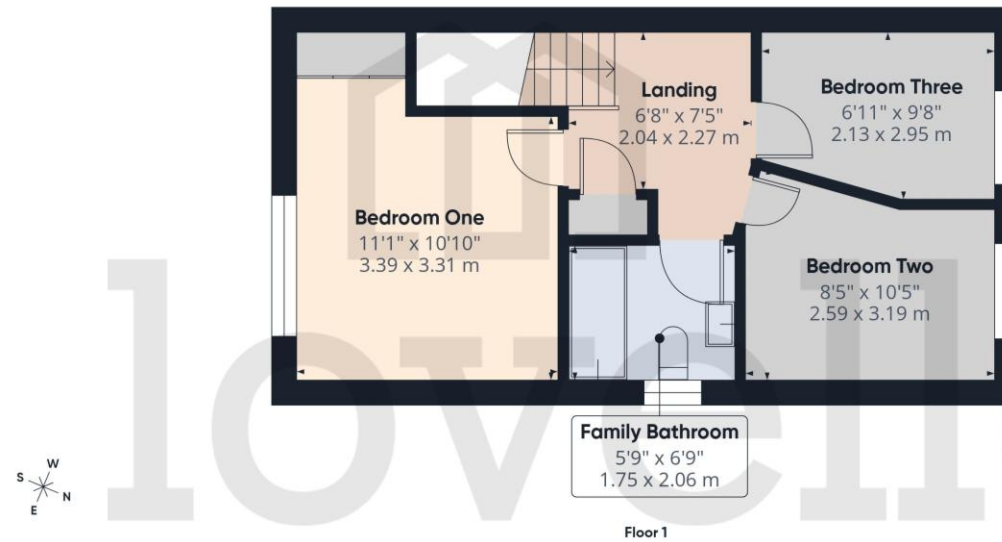
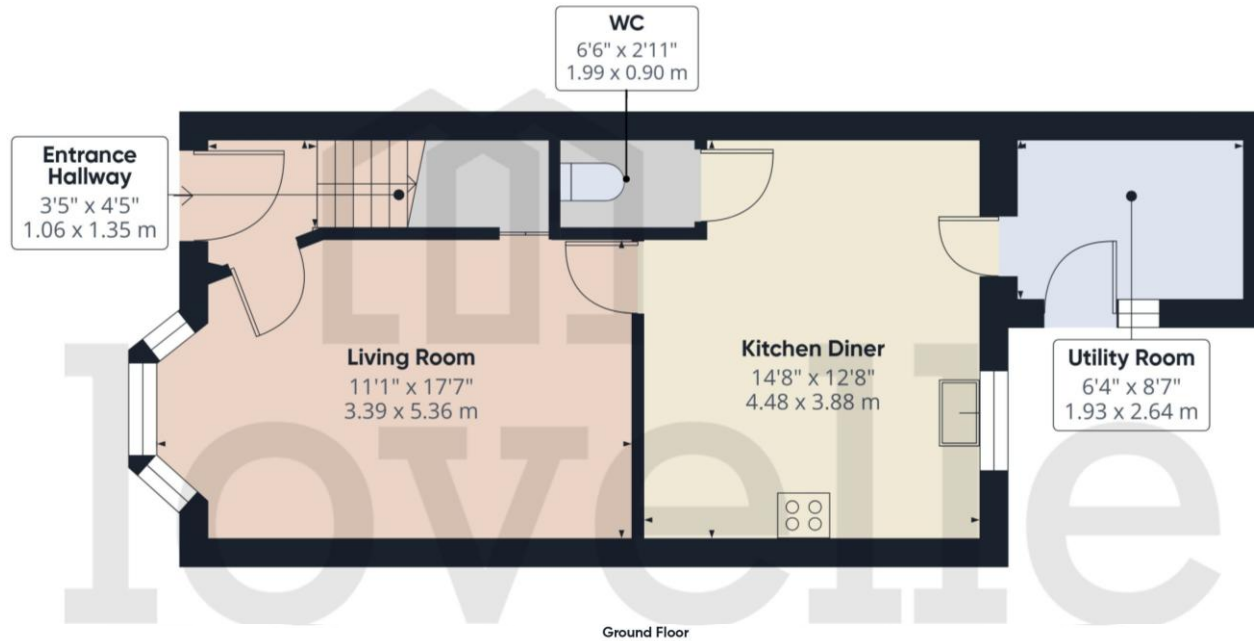
Boasting a well proportioned accommodation, opening with a bright living room. Perfect space for the full family to enjoy or entertain guests and friends in. Further on there is a contemporary and fully equipped kitchen diner with a downstairs WC and an adjoining utility room. Adding convenience and practicality to the property. While the first floor offers three bedrooms and a family bathroom.

Outside, there is an enclosed rear garden with a patio area and a driveway providing ample off-street parking.

VIEWING IS ESSENTIAL!



FLOORPLAN



The Square, Goxhill, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band B

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.lovell.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 | | 95 A |
| 81-91 | B | 83 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.

Follow us on:



ENTRANCE 1.06m x 1.35m (3'6" x 4'5")

Entered through a half glazed composite door into the hallway. Doors to the living room and a staircase to the first floor accommodation.

LIVING ROOM 3.39m x 5.36m (11'1" x 17'7")

Walk-in bay window to the front elevation and a handy storage cupboard.

KITCHEN DINER 4.48m x 3.88m (14'8" x 12'8")

Range of wall and base units with contrasting work surfaces and upstands. Inset electric oven and a four ring gas hob with an extraction canopy over. Stainless steel sink and drainer with a swan neck mixer tap. Integral dishwasher and space for a tall fridge freezer. Handy storage cupboard. Window to the rear elevation and a door to the utility room.

UTILITY ROOM 1.93m x 2.64m (6'4" x 8'8")

Plumbing for a washing machine and space for a tumble dryer. Window and a half glazed UPVC door to the side elevation.

WC 1.99m x 0.9m (6'6" x 3'0")

Two piece suite incorporating a push button WC and a wall mounted wash hand basin.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE 3.39m x 3.31m (11'1" x 10'11")

Fitted bedroom furniture incorporating multiple wardrobes.

Window to the front elevation.

BEDROOM TWO 2.59m x 3.19m (8'6" x 10'6")

Window to the rear elevation.

BEDROOM THREE 2.13m x 2.95m (7'0" x 9'8")

Window to the rear elevation.

FAMILY BATHROOM 1.75m x 2.06m (5'8" x 6'10")

Three piece bathroom suite incorporating a bathtub with a shower over and a mixer tap, push button WC and a pedestal wash hand basin with hot and cold water taps.

Decorative tiles throughout and a window to the side elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Minimal front garden, fully paved with a driveway and access to the rear of the property.

REAR ELEVATION

Fully enclosed by wooden fencing. Predominantly laid to lawn and finished with a patio area. Mature shrubbery adorns the boundary of the property.

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- 6 Mbps (download speed), 0.7 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 - Great,
Available - EE, Three, 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.

