



Port Moor, Church Side, Goxhill, Barrow-Upon-Humber, Lincolnshire, DN19 7HY

STANDING IN OVER AN ACRE, THIS 5 DOUBLE BEDROOMED PROPERTY, IS SET DOWN A LONG PRIVATE DRIVE OVERLOOKING OPEN COUNTRYSIDE.



Enjoying an idyllic setting bordering open countryside and considerable privacy, this substantial detached property provides overall accommodation in excess of 2500 sq ft to include a large detached annexe/studio, ideal for conversion to granny annexe or great for leisure facilities. A particular feature of this property is the superb open plan L-shaped dining/living/kitchen 28ft x 20ft with bi-fold doors enjoying views of open countryside. With five double bedrooms, three bathrooms and tons of storage, the perfect location and environment to raise a family. Take a look at the floorplan to fully appreciate the versatile accommodation this property offers.

Location

Situated in the most popular desirable village of Goxhill, which has a good primary school and a varied range of village amenities including a newly built Co-op, supermarket, garage, doctor's surgery, pharmacy and public library. Local bus and train facilities within the heart of the village are ideal for both local and distance travel to the Humber bank and adjoining towns of Scunthorpe, Brigg, Grimsby and Immingham as well as the Humberside International Airport. It is also conveniently located near to the Humber Bridge with links to the City of Hull, the M62 and M180.

Accommodation

The accommodation is arranged on the ground and one upper floor plus annexe and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Open Porch

To ...

L-shaped Entrance Hall

With two built-in cloaks cupboards plus large walk-in cupboard and Karndean flooring.

Lounge

Enjoying an open outlook over open countryside. A feature limestone fireplace with enamel multifuel stove. Double doors connecting to the ...





Dining/Living/Kitchen

With a vaulted ceiling, the dining/living area has bi-fold doors plus separate French door taking full advantage of the views with underfloor heating throughout. The kitchen area has a comprehensive range of stylish natural travertine floor and wall larder cabinets with complementing solid granite worktops and peninsular breakfast bar. Integrated appliances include two ovens, dishwasher, American style refrigerator and six ring hob unit.

Rear Entrance

With access to ...

Utility

With granite workshop and tall cupboard to house a washing machine and tumble dryer.

Cloakroom/Formal Shower Room

With w.c. and wash hand basin and has been previously been fitted for a shower with all services laid on and could be re-instated if desired.

Playroom/Bedroom 5

With double French doors.

Bedroom 1

With large walk-in wardrobe.

Bedroom 2

Family Bathroom

Fully tiled complementing a four piece suite comprising panelled bath, independent large walk-in shower, vanity wash hand basin and low level w.c. plus heated towel rail.

First Floor

Landing

With access to a large walk-in eaves storage space.

Master Bedroom 3

Including two large walk-in his and hers wardrobes, one having access to a large eaves storage space.

Bedroom 4

With large walk-in eaves storage space.

Shower Room

Includes shower cubicle, vanity wash hand basin and low level w.c. with complementing tiling and access to large eaves storage space.

Outside

The property is set well back from the lane approached via a long driveway opening out into a circular drive providing easy in-and-out access. The driveway extends to the side of the property with further parking space leading to a substantial detached brick garage measuring approximately 20'4" x 12'0" with up-and-over door.

The gardens extend to over one acre, being mainly lawned for easy maintenance, enjoying a south facing aspect and considerable privacy.

Annexe

Entrance Hall

Studio Room

With independent electric heating and air conditioning. An ideal space for leisure, work from home or an opportunity to convert to a granny annexe or guest suite.

Services

Mains gas, water, electricity are connected to the property. Drainage is septic and rain soak away.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazing.

Tenure

The tenure of the property is freehold.



Council Tax

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

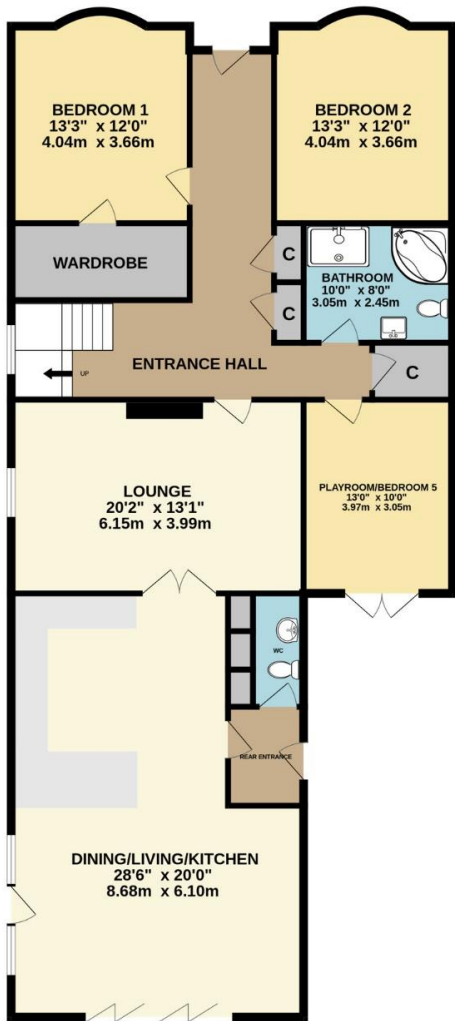
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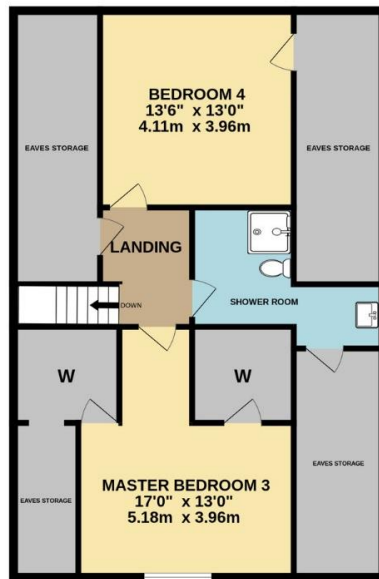
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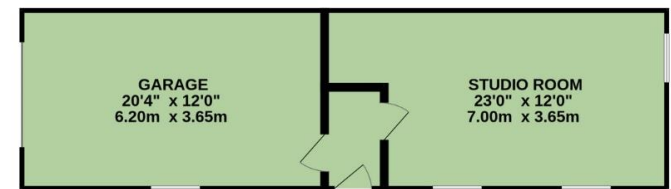
GROUND FLOOR
1683 sq.ft. (156.4 sq.m.) approx.



1ST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



ANNEXE
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 2629 sq.ft. (244.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

