



## St. Clare, Ferry Road, Goxhill, Barrow-upon- Humber, Lincolnshire, DN19 7JZ

Offers in the region of: £385,000

EPC: D.

Council Tax Band: D.

### Accommodation Summary:

- A FINE TRADITIONAL DETACHED FAMILY HOME
- LOCATED ON A SOUGHT AFTER ROAD IN GOXHILL
- PEACEFUL VILLAGE LOCATION WITH PANORAMIC VIEWS OF OPEN FIELDS
- LARGE MATURE PLOT APPROX 0.4 ACRE
  - 2 RECEPTION ROOMS
  - ATTRACTIVE FITTED KITCHEN
  - 3 SIZEABLE BEDROOMS
- STYLISH FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- LARGE DRIVEWAY & GARAGING



To arrange a viewing please call the Paul Fox -  
Barton office on **01652 635000**

### Paul Fox - Barton Office

11 King Street, Barton Upon Humber  
North Lincolnshire, DN18 5ER

[www.paul-fox.com](http://www.paul-fox.com)

T: 01652 635000

E: [barton@paul-fox.com](mailto:barton@paul-fox.com)



**paul fox**  
the family estate agents

## Description:

A fine traditional family home boasting a substantial mature plot of approximately 0.4 acres in size. Located on one of the most sought after roads in Goxhill, the property offers beautiful open field views to the front with well-presented and proportioned accommodation. The ground floor briefly comprises an entrance porch, a spacious reception hallway, a fine main dual aspect lounge, a separate dining room, a modern fitted kitchen with access to a side lobby and utility/storeroom. The first floor provides a generous central landing leading off to a modern stylish family bathroom and three sizeable bedrooms. Externally to the front of the home provides double oak five bar gates leading to a block paved driveway allowing ample parking for multiple vehicles and direct access to an attached single garage. Adjoining the driveway is a further lawned garden protected by a beech boundary hedge providing an excellent degree of privacy. Occupying a large private rear garden which boasts an excellent decked and flagged patio area with ornamental pond with fountain water feature and stocked border, principally laid to lawn and is enclosed by manageable Hawthorne hedging and a variety of fruit trees which include pear and apple.

## Rooms:

**Front Entrance Porch** Including an attractive hardwood double glazed entrance door with adjoining front and side hardwood double glazed windows, tiled flooring and an internal double glazed door allows access to;

**Spacious Main Reception Hallway** 19'8" x 7'8" (6m x 2.34m). With a single traditional flight staircase leading to the first floor accommodation with open spell balustrading and matching newel posts, wall mounted electronic thermostatic control for the central heating, solid oak engineered strip flooring, wall mounted electronic control for the garage automatic door, wall to ceiling coving, built in storage cupboard and internal doors allowing access off to;

**Spacious Main Lounge** 19' x 13'1" (5.8m x 4m). Enjoying a dual aspect with broad front and rear hardwood double glazed windows, continuation of flooring, two single wall lights, TV input and a stylish open recessed fireplace with a modern wood burning stove with slate tiled hearth and internal twin doors allows access off to;





**Dining Room** 10'11" x 10' (3.33m x 3.05m). With sliding rear uPVC double glazed doors leading to the decked patio seating area, continuation of flooring and wall to ceiling coving.

**Ground Floor Shower Room** 7'1" x 5'7" (2.16m x 1.7m). Enjoys a side hardwood glazed window with frosted glazing and a three piece suite comprising a single walk-in shower cubicle with Tritan shower, glazed door with inset ceiling spotlights. An oval wash hand basin with beech effect storage units beneath and an adjoining low flush WC, wall mounted chrome towel heater, tiled flooring which benefits from underfloor heating, tiled walls and further ceiling spotlights.

**Attractive Fitted Kitchen** 9'4" x 11' (2.84m x 3.35m). With a rear hardwood double glazed window, a range of white shaker style low level units, drawer units and wall units with rounded brushed aluminium style pull handles with a patterned working top surface incorporating a one and a half bowl single sink bowl unit with block mixer tap and drainer to the side, space for a free standing Range Master cooker with matching Range Master extractor fan and tiled splash backs, integral fridge freezer, tiled splash back to the worktops, LED downlighting to the high level units, ceiling spotlights, tiled flooring, plumbing for a dishwasher and a matching high level integral Neff microwave and a side hardwood glazed door allows access to;

**Side Entrance Lobby** Providing a hardwood double glazed door with adjoining window and top light, tiled flooring and an internal door leads through to;

**Utility Store** 4'11" x 3'7" (1.5m x 1.1m). Has plumbing for a washing machine, full power and an attached boiler room which has a wall mounted Ideal Vogue Max gas combi boiler, shelving and full power with a side uPVC double glazed window.

### **First Floor Spacious Galleried Landing**

Consists of a front hardwood double glazed window, loft access and further doors through to;

**Master Bedroom 1** 13'1" x 19'4" (4m x 5.9m). Benefits from a dual aspect with front and rear hardwood double glazed windows, TV input and an extensive range of fitted bedroom furniture with wardrobes, integral desk area, high level units, drawers and inset shelving with downlighting and a separate dressing area with matching drawers.



**Rear Double Bedroom 2** 10'2" x 11'2" (3.1m x 3.4m). With a rear hardwood double glazed window, TV input, inset ceiling spotlights and wall to ceiling coving.

**Rear Double Bedroom 3** 9'6" x 11'2" (2.9m x 3.4m). With a rear hardwood double glazed window, TV input, wall to ceiling coving and ceiling spotlights.

**Family Bathroom** 9'6" x 5'11" (2.9m x 1.8m). With a side hardwood double glazed window with frosted glazing, a three piece suite comprising a low flush WC, -p-shaped panelled bath with overhead mains shower with folding glazed screen, pedestal wash hand basin, fully tiled walls, cushioned flooring, wall mounted modern stainless steel towel heater, ceiling spotlights, extractor fan and a built-in airing cupboard.

## Grounds

Externally to the front of the home provides double oak five bar gates leading to a block paved driveway allowing ample parking for multiple vehicles and direct access to an attached single garage. Adjoining the driveway is a further lawned garden protected by a beech boundary hedge providing an excellent degree of privacy. Occupying a large private rear garden which boasts an excellent decked and flagged patio area with ornamental pond with water fountain feature and stocked borders, the principally laid lawn is enclosed by manageable Hawthorne hedging and a variety of fruit trees which include pear and apple. The garden consists of a handy timber constructed garden shed which is 12' x 8' in size. From the rear door there is a set of double wooden gates with access to the front elevation.

## Outbuildings

The property enjoys the benefit of two outbuildings which includes summer house and an extensive timber storage shed.

**Garage** 18'4" x 9' (5.6m x 2.74m). The property has the benefit of an attached garage with automatic door, a rear UPVC double glazed window with frosted glazing, an external electric car charging point and full power and lighting.

