



## Baytree Court Howe Lane, Goxhill

£320,000 Freehold

BEAUTIFULLY PRESENTED PERIOD DETACHED HOME • POSITIONED IN THE HEART OF THE POPULAR VILLAGE OF GOXHILL • FULLY UPDATED THROUGHOUT • 4 BEDROOMS • 2 RECEPTION ROOMS • STUNNING FITTED BREAKFAST KITCHEN & UTILITY ROOM • STYLISH FAMILY BATHROOM SUITE • PRIVATE ENCLOSED LAWNED GARDENS & COURTYARD PATIO AREA • LARGE ATTACHED DOUBLE GARAGE/WORKSHOP • VIEW VIA OUR BARTON OFFICE

Beautifully updated period detached home in central Goxhill. Four bedrooms, stylish kitchen, courtyard garden, double garage, and character features. EPC D.

Council Tax Band D.

Council Tax band: D

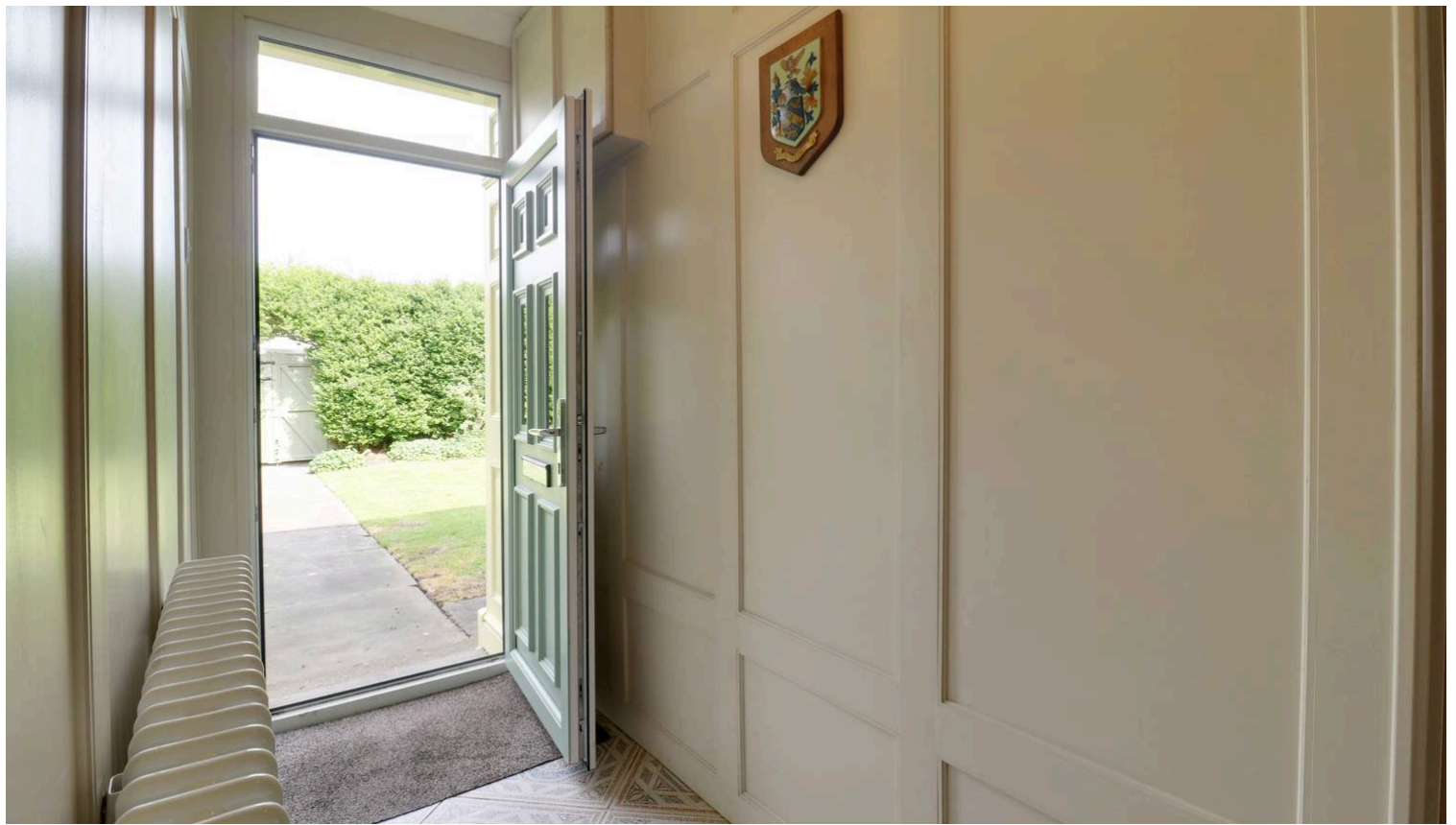
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFULLY PRESENTED PERIOD DETACHED HOME
- POSITIONED IN THE HEART OF THE POPULAR VILLAGE OF GOXHILL
- FULLY UPDATED THROUGHOUT
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- STUNNING FITTED BREAKFAST KITCHEN & UTILITY ROOM
- STYLISH FAMILY BATHROOM SUITE
- PRIVATE ENCLOSED LAWNED GARDENS & COURTYARD PATIO AREA
- LARGE ATTACHED DOUBLE GARAGE/WORKSHOP
- VIEW VIA OUR BARTON OFFICE





### Central Entrance Hallway

Enjoys an attractive front composite entrance door with inset patterned glazing with top light, wall to ceiling coving, panelling to the walls, a double column period style radiator, attractive tiled flooring, a dog legged staircase leads to the first floor balustrading with matching newel posts with a built-in under the stairs storage cupboard and period style hardwood doors allow access off to;

### Lounge

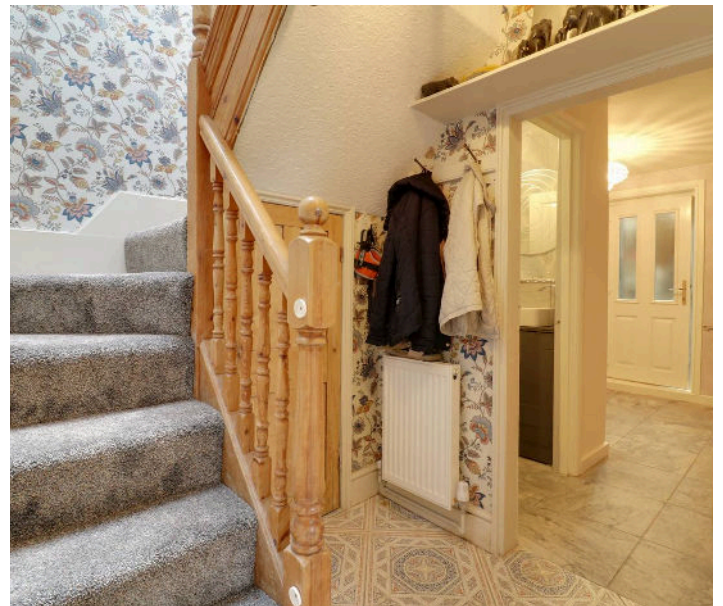
12' 2" x 12' 10" (3.70m x 3.90m)

With a front uPVC double glazed window, wall to ceiling coving, TV input and a feature open bricked fireplace with tiled hearth and multi burning stove fire with oak beam.

### Sitting Room

12' 6" x 12' 10" (3.80m x 3.90m)

With a front uPVC double glazed window, oak style laminate flooring, attractive feature electric effect fireplace with TV above, wall to ceiling coving, a vertical wall mounted radiator in white and an opening leads through to;





### Stylish Stunning Breakfast Kitchen

12' 10" x 7' 10" (3.90m x 2.40m)

With side twin French double glazed doors allowing access to the court yard area. The kitchen includes a range of white gloss fronted low level units, drawer units and wall units with handleless pull handles and quality quartz working top surfaces incorporating a one and a stainless steel inset sink bowl unit with block mixer tap and drainer to the side, fully tiled splash backs to the sink and hob area with an induction four ring hob with overhead canopied extractor fan, integral electric oven with matching microwave above, integral fridge freezer, a central breakfast bar island with matching working top with matching units, continuation of laminate oak style flooring, a second integral oven with matching integral coffee machine above, inset ceiling lighting and plumbing for a dishwasher.

### Utility

10' 10" x 8' 2" (3.30m x 2.50m)

With tiled flooring, mermaid boarding to the walls, a range of shaker style low level units, drawer units and high level units with brushed aluminium style pull handles and a patterned working top incorporating a single stainless steel sink unit with drainer to the side and block mixer tap with tiled splash backs, plumbing for a washing machine, space a tumble dryer, a composite door allows access through to the garage and an internal door allows access to;





### **Cloakroom**

4' 3" x 3' 11" (1.30m x 1.20m)

Which comprises of a low flush WC and a vanity wash hand basin with twin gloss fronted units beneath with brushed aluminium style pull handles and a patterned working top with partly tiled walls, extractor fan and continuation of tiled flooring.

### **First Floor Landing**

Includes a Velux skylight, wall to ceiling coving, a single wall light and pine doors leading to;

### **Master Bedroom 1**

13' 1" x 13' 1" (4.00m x 4.00m)

With a front uPVC double glazed window, oak style laminate flooring and a bank of quality Sharpe fitted bedroom twin wardrobes.

### **Front Double Bedroom 2**

13' 1" x 11' 0" (4.00m x 3.35m)

With a front uPVC double glazed window and fitted Sharpe wardrobes.

### **Double Bedroom 3**

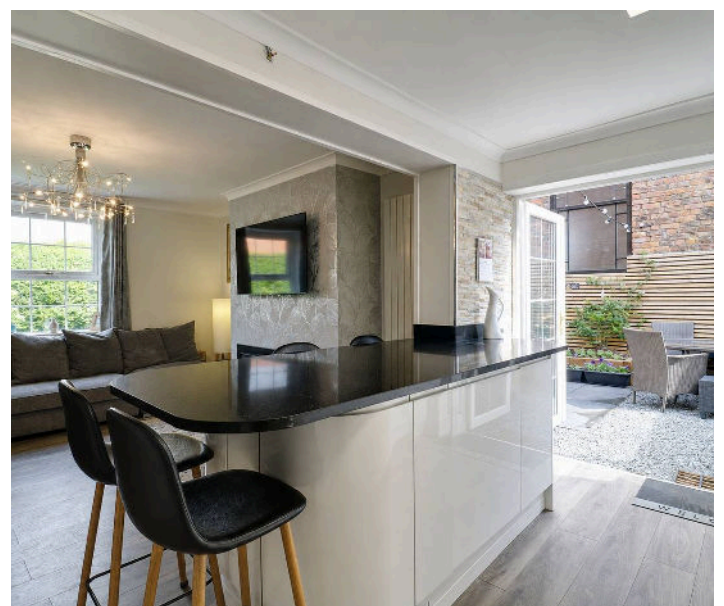
10' 11" x 8' 0" (3.34m x 2.43m)

With a side uPVC double glazed window and original wood flooring.

### **Front Bedroom 4**

6' 4" x 9' 10" (1.93m x 3.00m)

With a front uPVC double glazed window.





### Stunning Family Bathroom

13' 1" x 8' 2" (4.00m x 2.50m)

With a Velux skylight and a 4 piece suite comprising a spacious double walk-in shower cubicle with glazed screen and overhead large chrome mains shower with marbled effect mermaid boarding splash back, a low flush WC, a free standing Victorian style roll topped edge free standing bath with shower attachment and an oval vanity wash hand basin with marble style top and twin low level drawers with rounded brushed aluminium style pull handles, oak style vinyl flooring, part panelling to the walls, a wall mounted chrome towel heater and matching panelling to ceiling with down lighting.

### Grounds

Externally the property is privately set back behind mature hedging providing excellent screening from the road side, a paved central pathway leads to the front entrance flanked by lawned gardens and well stocked floral beds and borders. To the side aspect is a secluded low maintenance courtyard style garden ideal for outdoor entertaining and alfresco dining during the summer months.

### Double Garage/Workshop

15' 5" x 21' 8" (4.70m x 6.60m)

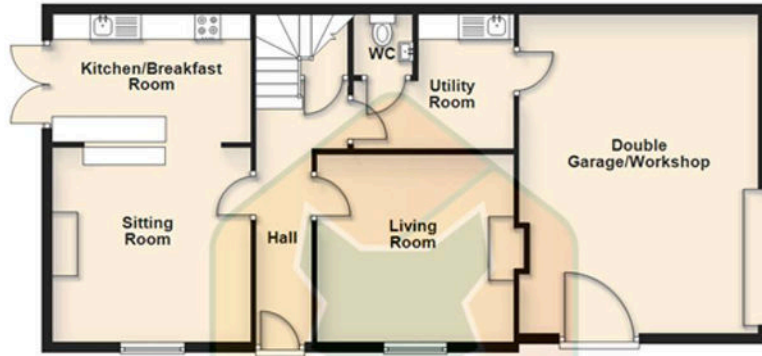
The attached double garage is accessed via King Street and provides secure off street parking with further potential to be developed into accommodation with relevant Planning and a workshop area.



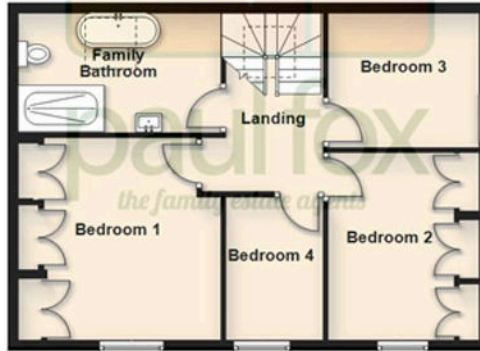




**Ground Floor**  
Approx. 88.9 sq. metres (956.4 sq. feet)



**First Floor**  
Approx. 58.6 sq. metres (630.7 sq. feet)

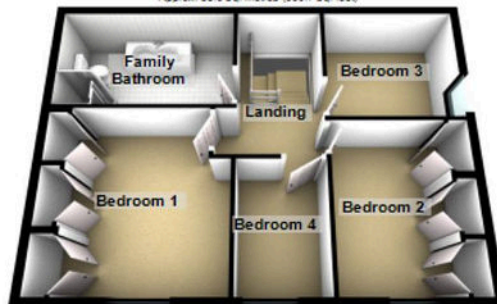


Total area: approx. 147.4 sq. metres (1587.1 sq. feet)

**Ground Floor**  
Approx. 88.9 sq. metres (956.4 sq. feet)



**First Floor**  
Approx. 58.6 sq. metres (630.7 sq. feet)



Total area: approx. 147.4 sq. metres (1587.1 sq. feet)

You can include any text here. The text can be modified upon generating your brochure