



## 9 Chestnut Way, Goxhill

£210,000 Freehold

SPACIOUS MODERN SEMI-DETACHED HOUSE • HIGHLY SOUGHT AFTER VILLAGE LOCATION • 3 BEDROOMS • FRONT LOUNGE & REAR CONSERVATORY • OPEN PLAN DINING KITCHEN & UTILITY AREA • MAIN FAMILY BATHROOM & MASTER EN-SUITE • SIDE PORCH & GROUND FLOOR WC • PRIVATE ENCLOSED REAR GARDEN • DRIVEWAY & DETACHED GARAGE • VIEW VIA OUR BARTON OFFICE

Modern three-bed semi in sought-after Goxhill village. Spacious living, open-plan kitchen, en-suite, garage, garden, and parking. Close to amenities, school, and transport links. EPC C.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SPACIOUS MODERN SEMI-DETACHED HOUSE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- 3 BEDROOMS
- FRONT LOUNGE & REAR CONSERVATORY
- OPEN PLAN DINING KITCHEN & UTILITY AREA
- MAIN FAMILY BATHROOM & MASTER EN-SUITE
- SIDE PORCH & GROUND FLOOR WC
- PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY & DETACHED GARAGE
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### Front Entrance Hallway

Includes a front uPVC double glazed entrance door with frosted glazing, a wall mounted alarmed keypad, laminate flooring, a dog legged staircase leads to the first floor accommodation with adjoining grab rail, understairs storage cupboards and doors to;

### Cloakroom

Has a side uPVC double glazed with frosted glazing comprising a low flush WC, a vanity wash hand basin with storage units beneath and tiled splash back and a wall mounted towel radiator.

### Front Lounge

12' 10" x 10' 6" (3.92m x 3.21m)

With a front uPVC double glazed window, TV input and a gas coal effect fireplace with marbled style projecting hearth with matching backing and decorative surround and mantel.

### Dining Area

10' 5" x 8' 8" (3.17m x 2.63m)

With continuation of vinyl flooring and rear uPVC double glazed twin doors leading to;





### Rear Conservatory

9' 9" x 8' 8" (2.96m x 2.63m)

With a hipped and pitched polycarbonate roof, dwarf bricked walling, fully electric and laminate flooring and twin double doors allowing access to the garden.

### Kitchen

10' 6" x 9' 10" (3.20m x 3.00m)

With a rear uPVC double glazed window. The kitchen includes a range of light shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a one and a half stainless steel sink unit with drainer to the side and block mixer tap with tiled splash back, four ring CDA electric hob with overhead canopied extractor fan in stainless steel, adjoining integral electric CDA oven, space for a tall fridge freezer, plumbing for a washing machine and tumble dryer, a wall mounted Ideal Logic gas combi boiler, vinyl flooring and a door leads to;

### Side Porch

7' 0" x 4' 0" (2.13m x 1.22m)

Has a uPVC double glazed door with adjoining window and laminate flooring.

### First Floor Landing

Has a side uPVC double glazed window, loft access, a built-in airing cupboard and internal doors allow off to;





### **Master Bedroom 1**

12' 11" x 11' 6" (3.93m x 3.50m)

With a rear uPVC double glazed window, a bank of fitted wardrobes and an internal door allows access off to;

### **En-Suite Shower Room**

5' 5" x 5' 10" (1.66m x 1.77m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a corner shower cubicle with raised tray, overhead mains shower with twin sliding curved glazed doors, a vanity wash hand basin with storage units beneath, vinyl flooring, tiling to the walls, ceiling spotlights and a wall mounted chrome towel heater.

### **Front Bedroom 2**

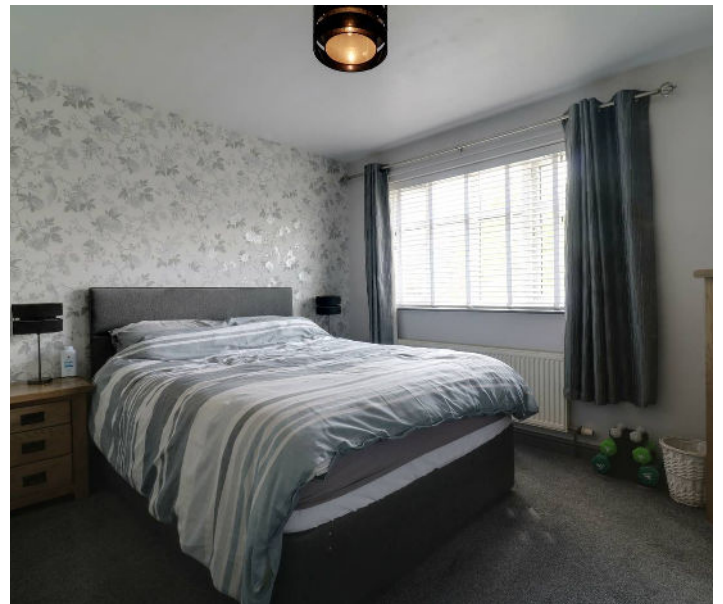
7' 8" x 11' 11" (2.34m x 3.63m)

With a front uPVC double glazed window and TV input.

### **Front Bedroom 3**

7' 6" x 10' 9" (2.29m x 3.28m)

With a front uPVC double glazed window and a built-in over the stairs storage cupboard.





### Main Family Bathroom

7' 5" x 5' 6" (2.27m x 1.67m)

Has a side uPVC double glazed window and providing a three piece suite comprising a low flush WC, a pedestal wash hand basin with partly tiled walls and cushioned flooring.

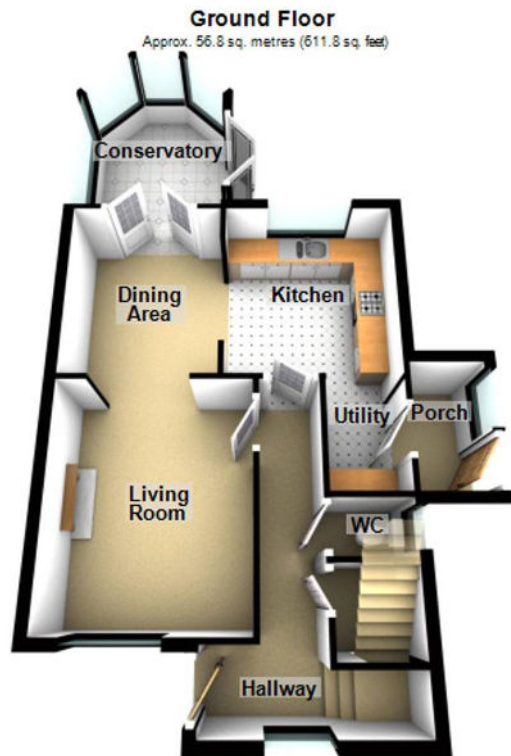
### Grounds

To the rear of the property provides a fully enclosed well kept lawned garden with planted borders and a variety of seating areas with a raised decked area and flagged seating area, fully secure enclosed fencing and a gateway leads to the side block paved driveway allows off street parking for a number of vehicles and direct access to the detached brick built garage.

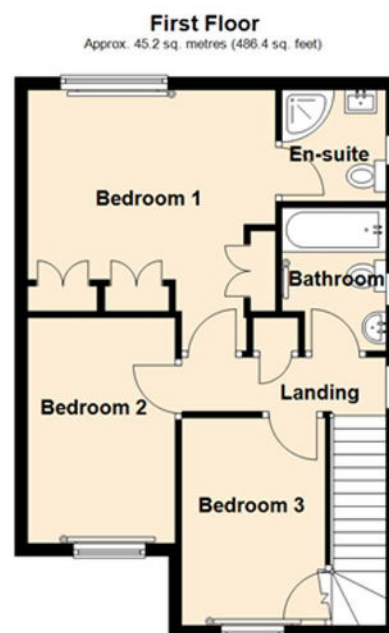
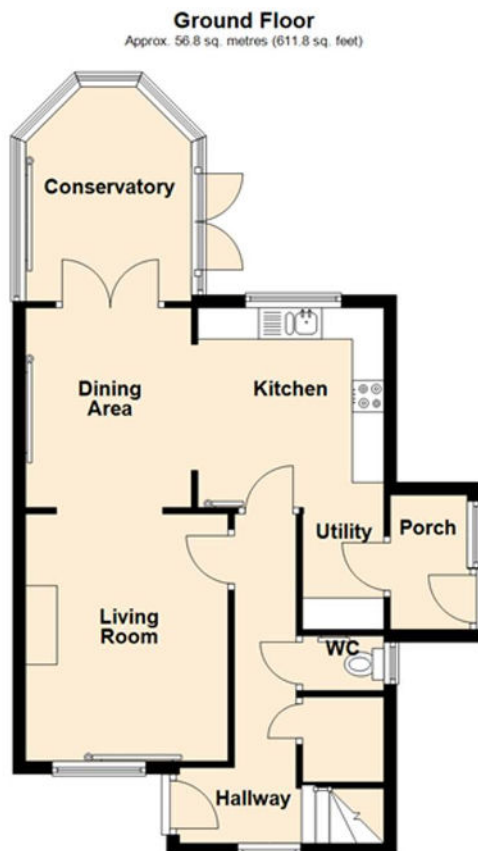




| Energy Efficiency Rating                                                                                                                                                            |         |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                                                     | Current | Potential |
| Very energy efficient - lower running costs                                                                                                                                         |         |           |
| (92+) <b>A</b>                                                                                                                                                                      |         |           |
| (81-91) <b>B</b>                                                                                                                                                                    |         |           |
| (69-80) <b>C</b>                                                                                                                                                                    | 70      | 76        |
| (55-68) <b>D</b>                                                                                                                                                                    |         |           |
| (39-54) <b>E</b>                                                                                                                                                                    |         |           |
| (21-38) <b>F</b>                                                                                                                                                                    |         |           |
| (1-20) <b>G</b>                                                                                                                                                                     |         |           |
| Not energy efficient - higher running costs                                                                                                                                         |         |           |
| <b>England, Scotland &amp; Wales</b> <div>           EU Directive 2002/91/EC            </div> |         |           |



Total area: approx. 102.0 sq. metres (1098.1 sq. feet)



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