



22 St Michaels Court, Goxhill, DN19 7HF

PRICE £245,000



- Immaculate Throughout
- Stylish Shower Room
- Three Bedrooms
- Front and Rear Gardens
- Modern Kitchen
- Large Reception Room
- Detached Garage
- Off Road Parking



Bell Watson are delighted to market this immaculate and well presented, spacious detached bungalow situated in a beautifully maintained cul-de-sac, close to local amenities. The bungalow briefly comprises entrance hallway, a dining kitchen, a generous reception room, three bedrooms and a stylish shower room. Externally you will find lovely manicured front and rear gardens, off road parking and a detached garage. Viewing comes highly recommended!



## **LOCATION**

Picturesque location in the sought after rural village of Goxhill which offers abundant amenities to include; highly regarded Primary school, Co-op supermarket, garage, Doctors Surgery, church, library, train station and good local bus service. Goxhill is positioned close to the Humber Bridge and Humberside International Airport with easy access to M62 and M180. Local to Brigg, Scunthorpe, Grimsby, Kirmington.

## **ACCOMMODATION**

Arranged over the ground flooring and comprises.

## **ENTRANCE HALL**

Enter the property via the composite door situated to the side of bungalow into a welcoming hallway with two light fittings and coving to the ceiling, a central heating radiator and carpeted flooring. There is a cloak store where you will find access to the loft space and a built in, shelved airing cupboard.

## **KITCHEN 3.57m (11' 9") x 3.24m (10' 8")**

A spacious kitchen provides a range of wall and base units with complementary marble effect worktops fitted with a ceramic sink having a chrome mixer tap, an integrated electric oven, a ceramic induction hob with extractor over, an under counter recess with plumbing for a washing machine and space for a free standing fridge freezer. There is a light fitting and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and tiled effect cushion flooring. There is ample space for a dining table and the Worcester gas combination boiler is located in here.

## **LOUNGE 5.55m (18' 3") x 3.66m (12' 0")**

A bright reception room enjoying a three sectional uPVC double glazed bay window to the front aspect and an electric fire with marble surround being the focal point of the room. There is a light fitting with ceiling rose and coving to the ceiling, wall lighting, a central heating radiator and carpeted flooring.

## **BEDROOM ONE 3.56m (11' 8") x 3.24m (10' 8")**

To the rear of the bungalow having a uPVC double glazed picture window with garden outlook and built in double wardrobes. There is a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM TWO 3.65m (12' 0") x 3.26m (10' 8")**

Providing access to the rear garden via the uPVC double glazed french doors. There is a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

## **BEDROOM THREE 2.79m (9' 2") x 2.48m (8' 2")**

A versatile room currently used as an office space but could be used as a formal dining room or small double bedroom has a uPVC double glazed window to the side aspect, a pendant light and coving to the ceiling, a central heating radiator and carpeted flooring.

## **SHOWER ROOM 2.57m (8' 5") x 2.13m (7' 0")**

Incorporating a fully tiled walk in shower with mains rainfall and handheld shower heads, a pedestal wash basin with chrome mixer tap and tiled splash back and a close coupled WC. There is a light fitting to the ceiling, a central heating radiator, a uPVC obscure double glazed window and Herringbone effect cushion flooring.

## **GARAGE 5.89m (19' 4") x 2.99m (9' 10")**

The gravelled drive runs the length of the bungalow to a detached garage having up and over door to the front, a timber access door and a uPVC double glazed window to the side. The garage is fitted with power and lighting.

## **OUTSIDE**

The bungalow enjoys well maintained gardens to the front and rear with the front mainly laid to lawn. A path runs the perimeter of the bungalow to newly fitted secure gates gaining access to the fully enclosed rear garden. The rear garden provides a patio area to enjoy alfresco dining, a manicured lawn and well established flower beds. You will find a greenhouse, outside lighting and water tap.

## **FIXTURES AND FITTINGS**

All integrated appliances, light fittings, floor coverings and the greenhouse are to be included within the sale of the property.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **COUNCIL TAX**

The Council Tax Band for this bungalow is Band C as confirmed by North Lincolnshire Council.









**PROPERTY MISDESCRIPTION**

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