



San Leon, North End, Goxhill, Barrow-upon-Humber, Lincolnshire DN19 7JX

£365,000

EPC Rating: D Council Tax: Band B Freehold

Property Summary

** LARGELY EXTENDED & FULLY RENOVATED TO A HIGH STANDARD ** EXTREMELY SECLUDED POSTION ** GENEROUS REAR GARDEN WITH DOUBLE GARAGE ** 'San Leon' is an outstanding, traditional family cottage, privately positioned on the outskirts of the sought after village of Goxhill. The superbly presented and deceptively spacious accommodation, which has undergone an extensive refurbishment, creating a beautiful home that must be viewed internally to fully appreciate. The largely extended accommodation briefly comprises, entrance hall/boot room, cloakroom, ground floor bedroom, formal dining room, main living room leading to a rear conservatory, utility room, spacious inner hallway allowing access to a stunning spacious open plan kitchen dining living area with sliding doors out to the patio. The first floor provides two double bedrooms and a superb stylish fitted family bathroom. Occupying a generous and extremely private enclosed plot with the front of the property enjoying an attractive courtyard style walled garden with flagged patio seating area. The private enclosed rear garden backs on to a private lane allowing for vehicles access via secure twin electric gates to a double timber garage and block paved driveway. Further to the rear garden provides principally laid lawns and a flagged patio seating area which is enclosed by brick walling and accessible from the open plan living area. Finished with uPvc double glazing, modern gas fired central heating system and under floor heating to the ground floor. Viewing comes highly recommended. View via our Barton office. EPC Rating: C, Council Tax Band: B.

Features

- AN OUTSTANDING TRADITIONAL COTTAGE
- LARGELY EXTENDED & FULLY RENOVATED TO AN EXCELLENT STANDARD
- EXTREMELY PRIVATE VILLAGE SETTING
- 3 BEDROOMS
- STYLISH OPEN PLAN KITCHEN DINING LIVING
- 2 RECEPTION ROOMS & CONSERVATORY
- MODERN FAMILY BATHROOM
- GENEROUS REAR GARDEN
- DRIVEWAY & GARAGING
- VIEW VIA OUR BARTON BRANCH

Room Descriptions

FRONT BOOT ROOM

2.26m x 2.42m (7' 5" x 7' 11")

GROUND FLOOR BEDROOM 3

2.55m x 4m (8' 4" x 13' 1")

FORMAL DINING ROOM

4m x 4.3m (13' 1" x 14' 1")

LOUNGE

3.64m x 4m (11' 11" x 13' 1")

CONSERVATORY

3m x 6.63m (9' 10" x 21' 9")

INNER HALLWAY

3.2m x 2.42m (10' 6" x 7' 11")

UTILITY ROOM

2.33m x 2.28m (7' 8" x 7' 6")

Open Plan Kitchen Diner

8.2m x 6.26m (26' 11" x 20' 6")

Bedroom 1

3.65m x 4m (12' 0" x 13' 1")

DOUBLE BEDROOM 2

2.93m x 3.37m (9' 7" x 11' 1")

STYLISH FAMILY BATHROOM

2.4m x 4.23m (7' 10" x 13' 11")



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