

# Thornton Road



GOXHILL | NORTH LINCOLNSHIRE | DN19 7HW  
**ASKING PRICE £220,000**





# Step Inside

THORNTON ROAD



**EPC Rating: C | Tenure: Freehold | Council Tax: A**

A very well presented traditional 3 bedroom semi detached house in the ever popular village of Goxhill which must be viewed internally to fully appreciate. The accommodation comprises of; Entrance hall, front lounge, second sitting/dining room. Attractive modern fitted kitchen. The first floor provides three good sized bedrooms and modern family bathroom. Side shared driveway with ample parking to the rear. This property benefits from a larger than average garden backing onto open fields and is being sold with no onward chain.





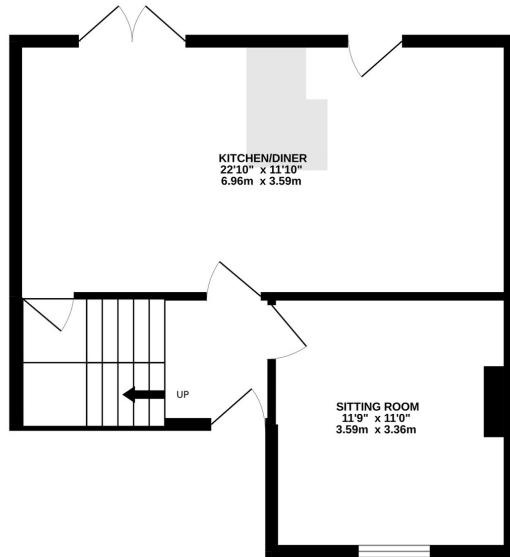




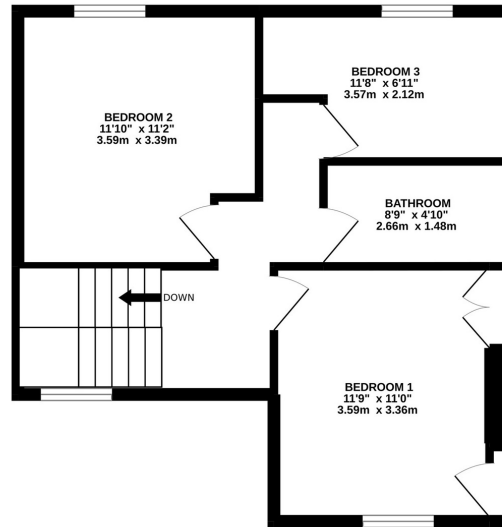




GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their availability or efficiency.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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*follow DDM Residential on*



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