



CEDAR
LODGE

Cedar Lodge, Thorn Lane, Goxhill, Barrow-upon-Humber, North Lincolnshire, DN19 7JE

SPACIOUS FAMILY HOME IN A CENTRAL VILLAGE LOCATION



This inviting family home offers ample space and modern comforts in a prime central village setting, just a short drive from the Humber Bridge. With versatile living areas spread across three floors and a generous south-west facing plot, it's the perfect place to settle in and enjoy life.

From the Agent's Perspective

This wonderful family home is perfectly situated down a long, winding drive. The property sits on a superb one-third of an acre south-west facing plot, offering plenty of space for outdoor activities and gardening. The expansive accommodation extends to 2300 sq ft, thoughtfully arranged over three floors to provide both versatility and comfort.

The ground floor welcomes you with a central entrance hall, leading to a large cloakroom and a separate W.C. The living space is extensive, featuring three reception rooms that can be adapted to suit your family's needs, whether for entertaining, relaxing, or working. The heart of the home is the impressive 30ft dining kitchen, perfect for family meals and gatherings, with an adjoining utility room for added convenience. Additionally, the property includes a double garage, offering ample storage and parking space.

Upstairs, the flexible layout offers the potential for up to six bedrooms. This space can be easily customised to create leisure areas, such as a playroom or a home gym, or provide an ideal setting for a home office. The property's design ensures that each room can be tailored to meet the changing needs of a growing family.

Located in a central village setting, this fine family home combines rural charm with modern amenities. It's just over a 10-minute drive from the Humber Bridge, making it convenient for commuting while still enjoying the tranquility of village life. This home is in move-in condition, ready for you to create wonderful memories.





Owners Thoughts

We have been so lucky to live in such a beautiful house. We chose to move to Goxhill as we wanted to bring up our boys in a village with a primary school with an amazing reputation - it didn't disappoint! It also had childcare from 2 years and before and after school provision, so as working parents, it was invaluable.

The village provides everything we need - parks, playing fields, community clubs and events, pop up pub, beautiful country walks, salon, Co-op, takeaway and our very own train station. There's even a micro-pub due to open soon. There is a real community spirit and we have made so many friends here!

We have brought up two boys in this house and it has been the best family house we could have asked for. So much room for the boys to play, hosting all their birthday parties, versatile rooms that have been snooker rooms, gaming rooms, gyms etc. a back garden full of sports; more often than not a football pitch!

This house is made for entertaining. The garden parties, dinner parties and massive family gatherings have created the most amazing memories. But after all the fun this house gives, it also brings tranquility. The house is set back from the road with large gardens front and back. It is so quiet and private and it is a gardeners paradise.

The only reason for us selling the house is for downsizing, otherwise we would never want to leave. We hope that Cedar Lodge brings another family to make their own special memories.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to

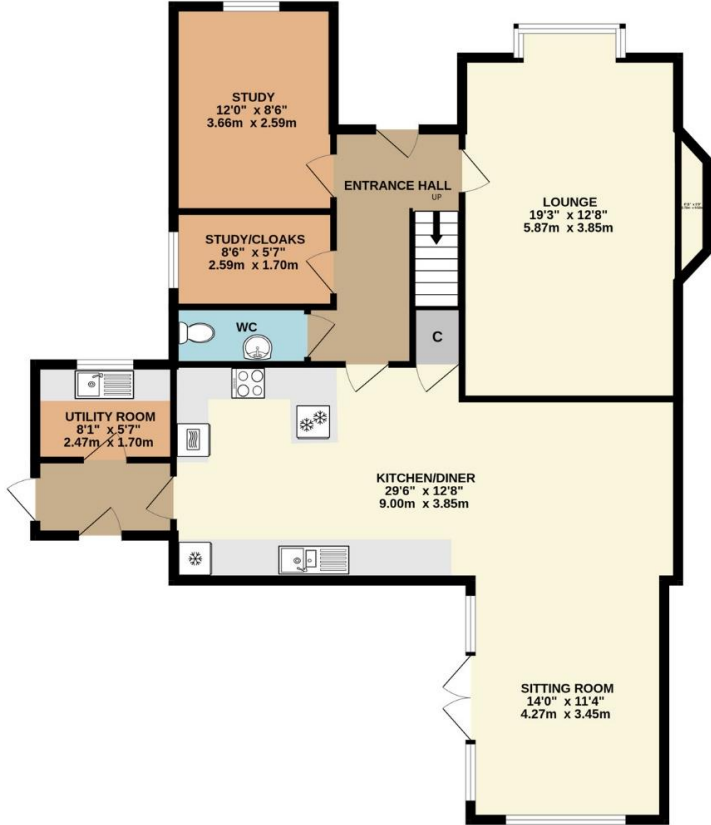
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

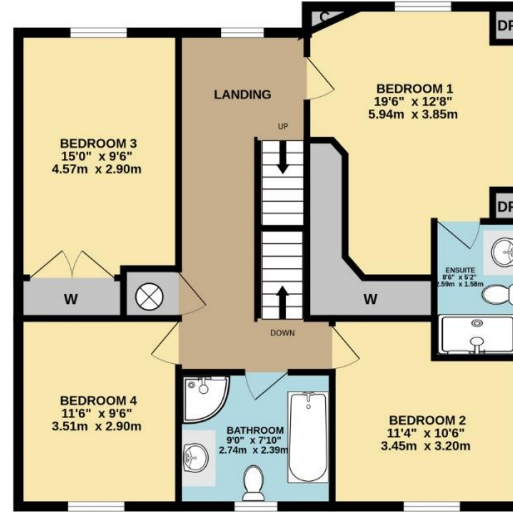




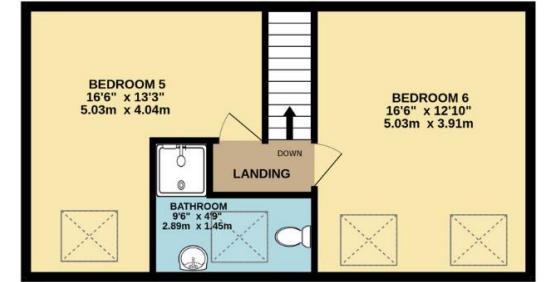
GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.8 sq.m.) approx.



2ND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 2467 sq.ft. (229.2 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 as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

