



# Oakleigh

Covenham St. Bartholomew

**M A S O N S**

— Celebrating 175 Years —



# Oakleigh

Birketts Lane,  
Covenham St. Bartholomew,  
LN 11 0FF



Individually Designed Detached Home  
Spacious Three-Storey Layout - 3,400 sq ft  
Quiet village outskirts location  
5 Bedrooms and 4 en suites  
Double garage, workshop and driveway  
3 elegant reception rooms  
High specification throughout  
Immaculately presented gardens  
Superb summerhouse, shed and greenhouse

An exceptional, individually designed executive-style detached family home set in a sought-after Lincolnshire village. Tucked away on a quiet cul-de-sac, this meticulously maintained property spans three floors and offers extensive, turnkey luxury accommodation.

The layout includes a kitchen diner, utility room, hallway with cloaks and WC, study, snug, and an elegant lounge. The first floor features four spacious bedrooms—three with en suites—while the second floor hosts the impressive master suite with a large bedroom, dressing room, and bathroom. A generous block-paved driveway leads to a double garage and workshop, with a beautifully landscaped rear garden featuring a timber-framed summer house, shed, and greenhouse.

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This handsome detached residence dates back to the year 2000, having brick-faced principal walls beneath a tall, pitched roof covered in William Blyth clay pantiles and benefits from well maintained double-glazed, multi-pane, timber-framed window units with solid timber entrance doors. Heating is by way of a Grant oil-fired central heating boiler supplemented by a pressurized hot water cylinder located on the second floor and by log-burner in the lounge.



Upon viewing, the quality and attention to detail becomes apparent, with notable features such as Woodpecker engineered oak flooring to ground floor areas, as well as oak banisters to the staircase leading to the first floor, together with a modern kitchen with solid oak worktops. The garden has had additions such as the timber-framed summer house with matching pitched and pantiled roof covering with shed matching in style to the opposite side. Adjacent is a brick-built and timber-framed greenhouse.





Front porch with part-gazed timber entrance door having leaded windows and matching side windows into the hallway, with timber floor and connecting door into garage. A step up leads into the well spec'd utility room, having range of base and wall units with oak worktops and Belfast sink, space and plumbing for washing machine and ample storage cupboards, beyond which is the superb kitchen diner, having exposed timber beams to ceiling with patio doors onto the rear garden. The modern fitted kitchen has two-tone base and wall units finished with Shaker-style doors, solid oak woodblock work surfaces with Belfast sink and inset sink to side. Windows to two aspects and range of appliances including built-in fridge/freezer, dishwasher and the free-standing Rangemaster cooker, with attractive tiling to splash-backs.







The central hallway benefits from an elegant staircase with oak banister and spindles, engineered oak floor with connecting door into a cloak room and separate WC with heritage-style, high-level WC and wash hand basin and tiling to half-height walls, adjacent which is the spacious study overlooking the rear garden which has potential to be used for a ground floor bedroom if required. An open archway from the central hall leads into a snug or dining room, ideal for both purposes with patio doors onto the front garden, with connecting door through to the beautiful and spacious lounge, having window to rear and patio doors to front, continuation of engineered oak floor and a smart feature fireplace with inset log burner.







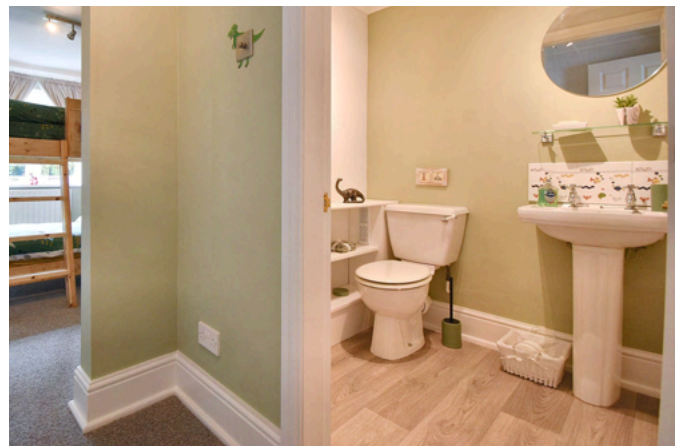




A spacious gallery landing having six-panel doors to bedrooms and staircase leading to the second floor and multiple windows to the rear elevation. Bedroom two is located to the far end, being a very generous double benefitting from a Jack-and-Jill bathroom comprising bath, shower, WC and wash hand basin. Bedroom three is positioned to the front, also double with en suite bathroom and bedroom four is a further spacious bedroom with en suite WC, while bedroom five is the final double bedroom on this floor.









The second floor of the property has been well thought out and provides a superb master suite covering the entire floor, with the master bedroom being a very generous size and having ample space for a sitting area to one side, two sets of built-in wardrobes, part-vaulted ceilings and skylights to both aspects. Across the hall is the well-appointed dressing room having built-in wardrobes, shelving and cupboard housing the hot water cylinder, beyond which is the master en suite bathroom, being very large in size and having bath, shower, built-in units with wash hand basin and back-to-wall WC. Attractive tiling to floor and half-height walls with part-vaulted ceiling, skylight and a useful storage area adjacent.







#### Garaging/Workshop

Attached to the side of the property is the spacious double garage with high vaulted ceilings and having twin double timber entrance to the front and housing the Grant oil-fired central heating boiler, beyond which the connecting door leads into the workshop which is a brilliant, versatile space having front window and rear entrance door. Currently set up as a workshop, however, would make an ideal treatment room, studio or homeworking space.







The property is approached via a twin pillared entrance leading to the extensive block-paved forecourt with front lawn housing oil-storage tank and gated access into the rear garden. Behind the garage there is also the separate front cottage garden which has an expansive array of mature bushes, shrubs and trees and laid to low-maintenance gravel with walled boundary, making an ideal space to capture the morning sun, being south and east facing.



The rear garden is a superb feature of the property and is meticulously maintained and sculptured to provide a brilliant family and entertaining space, with the garden rising gently up and away from the property, laid predominantly to lawn with an excellent array of paved areas and paths leading to the rear. High-level hedging to all boundaries makes for a very private space with well-planted and cared for borders with mature plants, bushes and shrubs. At the rear of the garden, further trees and a delightful timber gazebo is in place, making an ideal spot to relax for al fresco dining and barbecues and is well positioned to capture the sun for the majority of the day.



Additionally, within the garden are some superb structures added by the vendors, including a lovely timber-framed and insulated summer house with pitched roof covered in pantiles, electric and lighting provided within, with internal pine cladding, windows and bi-fold doors to front and benefitting from a log burner, making for a brilliant all year round usable space and well positioned to capture the sun all day, with an extended decking area out to the front.











Opposite, there is a large timber shed on concrete base, also with pitched, clay pantiled roof, double timber entrance doors and window, currently used as garden shed and storage with built-in shelving, lighting and electrics and could be used for a variety of purposes with connecting door through to a side section which would make an excellent potting shed, having fitted workbench, shelving and separate side entrance door. Finally, the well-constructed greenhouse is positioned adjacent and is set on a concrete pad with brick and blockwork base, timber-framed windows and roof, double entrance door and also having lighting and electric within.







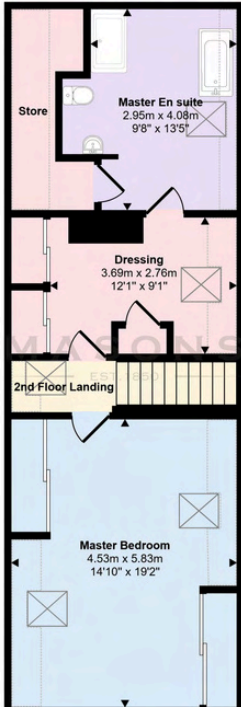




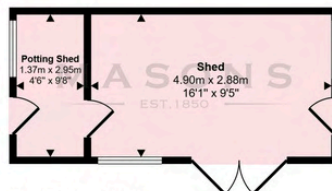
Ground Floor  
Approx 167 sq m / 1798 sq ft



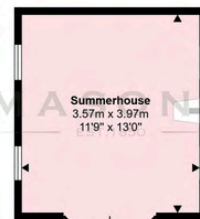
First Floor  
Approx 89 sq m / 957 sq ft



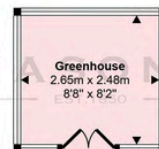
Second Floor  
Approx 63 sq m / 680 sq ft



Shed/Potting Shed  
Approx 19 sq m / 202 sq ft



Summer House  
Approx 14 sq m / 153 sq ft



Green House  
Approx 7 sq m / 71 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



## Covenham

From St. Bartholomew to St.  
Mary – Experience the Charm  
of Covenham

Covenham is a charming rural village split into two areas, each centred around its Grade II Listed churches: St. Bartholomew to the north and St. Mary to the south. To the north, the Covenham Reservoir provides a scenic spot for walkers and a popular venue for sailing and water sports, making it a great choice for those who enjoy outdoor activities and rural tranquillity.

Nestled in picturesque countryside just east of the Lincolnshire Wolds, the village offers a peaceful setting while remaining conveniently close to key destinations. The village is ideally located for commuting, with the market town of Louth just five miles to the south and the business hub of Grimsby about 11 miles to the north. Humberside Airport is approximately 22 miles away.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (24 miles) and Grimsby (16 miles).





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74 <b>C</b>
55-68	<b>D</b>	68 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band G

### Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///firepower.look.glares

### Directions

After entering Covenham from the south, carry on round the bends past the Church of St. Mary on the right and then turn right along Birketts Lane just before the Church of St. Bartholomew. After the left bend, turn left upon reaching the right-hand bend, along the block-paved driveway and the house is immediately on your right with the name plate positioned on the entrance pillar.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.



# M A S O N S

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