

Buy. Sell. Rent. Let.



Main Road, Covenham Saint Bartholomew



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When it comes to
property it must be


lovelle



£375,000



Lovelle Estate Agency are delighted to bring to the market this well maintained, charming, characterful home which sits on a generous plot of approximately 1/3rd of an Acre nestled in the quiet Lincolnshire village of Covenham St Bartholomew . This four bedroom detached home benefits from an extensive block paved driveway to the front of the property and a large lawned garden to the rear. The unique nature of this property really needs to be viewed in person to appreciate the accommodation on offer. No Onward Chain.

Key Features

- Well Maintained, Characterful Home
- 1/3rd of an Acre Plot
- Spacious Living Space
- Lounge Diner
- Study Room
- Kitchen & Utility Room
- Four Bedrooms
- Bathroom & Cloakroom WC
- Extensive Block Paved Drive & Double Garage
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Lounge Area

13'1" x 10'1" (4m x 3.1m)

Dual aspect uPVC double glazed windows to the front and side elevation. The focal point of the lounge area is the gorgeous, characterful exposed brick inglenook fire place sat on an elevated hearth with cast iron multi fuel burner inset. Low level cupboards to either side of the chimney breast. TV aerial point. Radiator. Open to the dining area.

Dining Area

11'0" x 11'1" (3.4m x 3.4m)

Dual aspect uPVC double glazed windows to the front and side elevations. Low level storage cupboard currently housing the electric consumer unit and meter to one side of the chimney breast and additional storage cupboard to the other. Numerous wall light points. Radiator. Door leading to the study.

Study

9'0" x 13'0" (2.7m x 4m)

Currently used as a study space this room benefits from uPVC double glazed windows to the rear and side elevations. Built in bench seating with storage below. Exposed wooden beams to the ceiling. Walk in storage cupboard equipped with shelving. Door opening to the staircase which rises to the first floor accommodation. Radiator. Stable door leading through to the entrance lobby.

Entrance Lobby

9'1" x 9'1" (2.8m x 2.8m)

UPVC French style patio doors to the side elevation with matching uPVC windows either side. Radiator. Tiled flooring which continues through to the kitchen area.

Kitchen

11'0" x 8'1" (3.4m x 2.5m)

The quaint cottage style kitchen area consists of a range of solid wood, farmhouse style base units with complementary worksurface continuing into upstands. Electric cooker point with stainless steel chimney style extractor over. Hardwood stable door opening to the rear elevation out to the timber decking area. Additional internal doors leading to the additional kitchen area and the utility room.

Additional Kitchen Area

7'0" x 13'0" (2.1m x 4m)

continuation of tiled flooring from the kitchen area and a further range of solid wood, farmhouse style wall and base units with worksurfaces continuing into upstands. One and a half bowl sink unit with drainer and stainless steel mixer tap. Plumbing for dishwasher and space at the bottom for large American fridge freezer. Oil fired central heating boiler.

Utility Room

8'1" x 5'1" (2.5m x 1.5m)

UPVC double glazed window to the side. Again with the continuation of tiled flooring from the kitchen and matching base units and worksurfaces of those in the kitchen. Single bowl sink unit with drainer and stainless steel mixer tap. Plumbing and space for under counter washing machine and dishwasher. Radiator. Door leading to the cloakroom WC.

Cloakroom WC

3'0" x 8'1" (0.9m x 2.5m)

UPVC double glazed window to the rear elevation. Tiled floor continuing from the utility room. Fitted with a close coupled WC. Radiator.

Landing

The stairs lead up from the study to the landing. UPVC double glazed window to the side elevation. Doors leading to all bedrooms and the bathroom.

Bedroom One

11'1" x 11'1" (3.4m x 3.4m)

UPVC double glazed window to the front elevation. Fitted wardrobes to either side of the chimney breast. Radiator.

Bedroom Two

9'1" x 11'1" (2.8m x 3.4m)

UPVC double glazed window to the front elevation. To one side of the chimney breast is an open wardrobe area with shelving to the other. Radiator.

Bedroom Three

9'0" x 10'0" (2.7m x 3m)

UPVC double glazed window to the rear elevation with stunning views across the garden and towards the Lincolnshire Wolds. Triple fitted wardrobe one of which currently houses the hot water cylinder. Radiator.

Bedroom Four

8'1" x 7'0" (2.5m x 2.1m)

UPVC double glazed window to the side elevation. Radiator.

Bathroom

8'0" x 5'0" (2.4m x 1.5m)

UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising of a bath with electric Mira shower over, concealed cistern WC and pedestal wash hand basin. Wooden cladding to dado height. Radiator.

Outside

Accessed through a large opening in the perimeter hedge to the front of the property is an extensive block paved driveway providing off road parking for several vehicles, including space for caravans and/or motor homes. Low maintenance gravelled area to the front of the property with mature borders. External lighting, electric and water tap. Mature trees and shrubs scattered to the perimeters. Two timber gates opening to the rear garden one for vehicles and another for pedestrians.

The rear garden is predominately laid to lawn and plays host to a vast array of mature trees and shrubs including fruit trees such as cooking apples, plums, pears, greengage and eating apples. To the rear of the property is a raised timber decking area which over looks the mature wildlife pond with a brick built Barbeque area to the side.





Half way down the garden is two large timber outbuildings one of which has been used as a summer house / external bar and the other as a workshop.

Workshop & Summer House / Bar

Both the workshop(9'11" x 19'08") and summer house/ bar (9'11" x 19'10") benefit from double doors to the front with windows as well as several internal lights and power points.

Double Garage

17'0" x 15'0" (5.2m x 4.6m)

The detached double garage sits to the bottom of the block paved driveway and can be accessed via either one of two of the up and over garage doors to the front or the personal door at the rear. The garage benefits from lighting and several power points.

Tenure

The tenure of this property is Freehold.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. Please note the property is on Oil Fired central heating.

Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of D.

<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and

our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

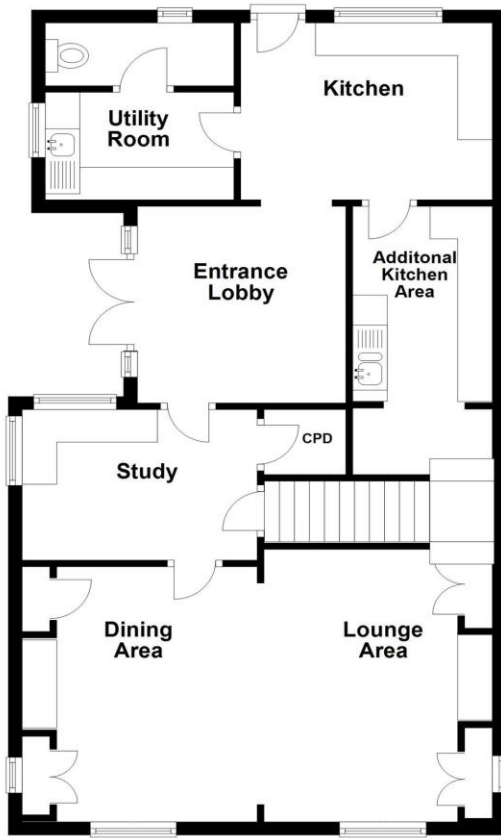
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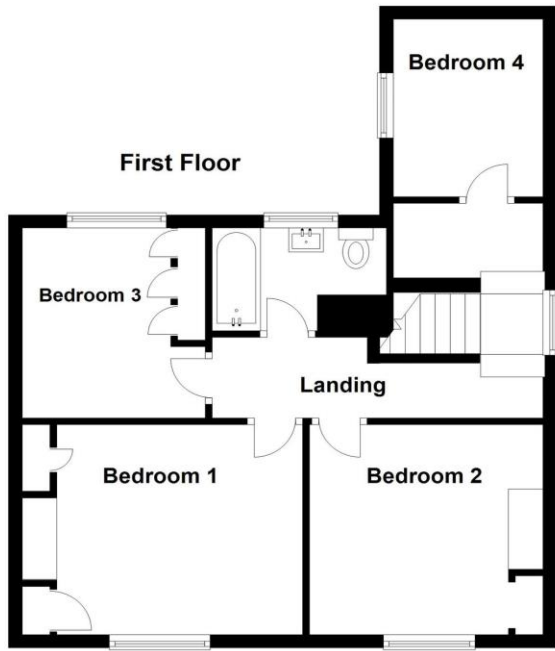
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Ground Floor



First Floor



When it comes to **property**
it must be


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