



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Grange Lane  
Covenham St. Bartholomew  
LN11 0PD**

**Offers in the Region Of  
£130,000**

A charming 2 bedroomed brick and pantile cottage, within a row of 5 cottages, in this pretty village, having the benefit of a parking space. The well serviced market town of Louth is a short drive away, as well as the Lincolnshire coast, known for its sandy beaches and nature reserves. An ideal property for a first time buyer, weekend retreat or for investment. Inside it offers a spacious lounge with fireplace and open grate, inner hall/study area, kitchen and ground floor bathroom. Landing with two double bedrooms. Cottage style doors. Open views to Grange Lane. No Chain.

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#### Location

The popular village of Covenham is set around attractive countryside just east of the Wolds and about 8 miles from the Lincolnshire coast, with its sandy beaches and nature reserves. Covenham is separated into two areas corresponding to the Grade 2 Listed churches of St. Bartholomew and St. Mary. The nearby A16 provides access to the nearby towns.

The well serviced market town of Louth is about five miles away and the larger business centre of Grimsby is about 11 miles to the north. Just to the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for watersports.

#### Kitchen

10' 10" x 8' 8" (3.31m x 2.65m)

Having the front entrance door and uPVC double glazed window overlooking the courtyard garden. Fitted with a range of wood finished wall and base units with contrasting work surfaces incorporating a single drainer sink unit, electric oven and hob with chimney extractor over and plumbing for automatic washing. Wall mounted LPG boiler. Cottage latch doors to all rooms.

#### Inner Hall/Study area

7' 11" x 7' 10" (2.41m x 2.40m)

An inner room with tiled floor and staircase to the first floor with storage cupboard.

#### Lounge

13' 2" x 12' 2" max (4.02m x 3.70m max)

Overlooking Grange Lane itself, this spacious lounge has uPVC double glazed window, open grated fireplace, TV plinth and useful storage. Radiator. Electric meter cupboard. Laminate flooring.

#### Bathroom

4' 11" x 7' 10" (1.49m x 2.39m)

Fitted with a white suite with natural tone tiling to splash back areas, having a panelled bath with shower over, pedestal wash hand basin and low flush wc. Useful vanity unit with mirror.

#### First Floor Landing

#### Bedroom 1

13' 2" max x 9' 1" max (4.02m max x 2.76m max)

Large master bedroom having uPVC double glazed window with lovely rural views. Radiator. Fitted wardrobe with cottage style doors.

#### Bedroom 2

10' 2" x 7' 10" (3.10m x 2.39m)

A further double with sloping ceiling having uPVC double glazed window and radiator.

## Outside

Enclosed courtyard being paved and steps down to the front entrance door. Shed. Raised flower borders. Outside light, tap and power.

Access to the cottage is from the shared car park at the end of the row of the five cottages, with each cottage having one space. A gravel pathway provide access to all the cottages and to the car park. Bins are located in the carpark.

## Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

## Services

Water and electricity are understood to be connected. LPG central heating. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

## Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

## Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

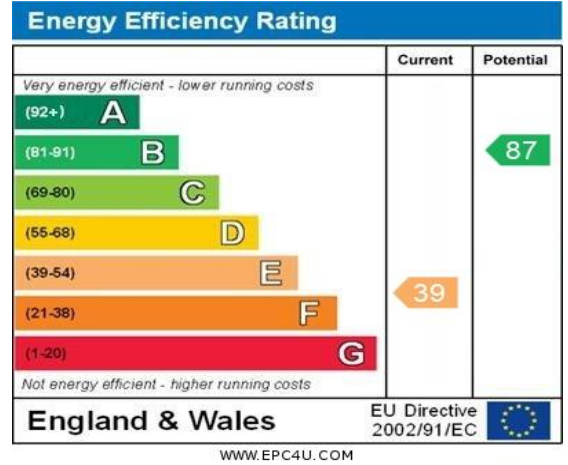
## Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

## Mortgage and Financial Advice

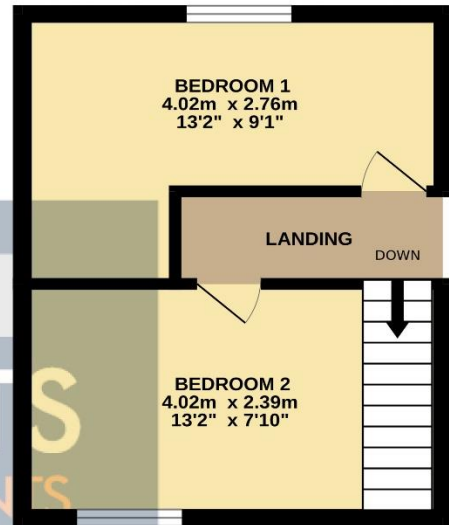
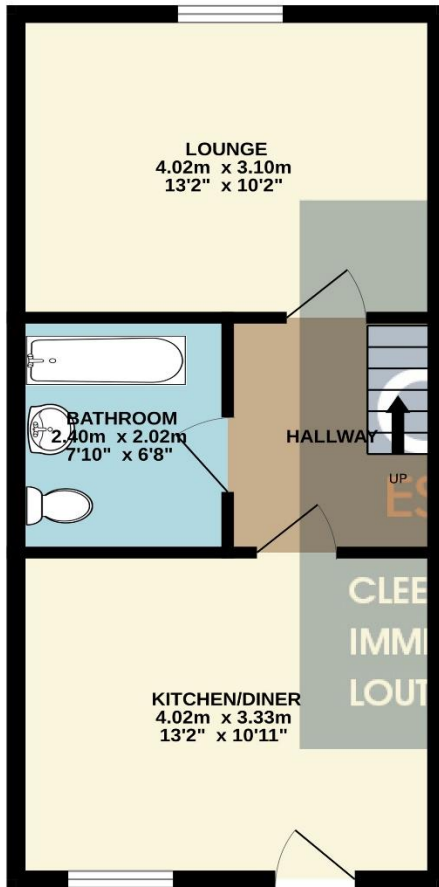
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
35.5 sq.m. (382 sq.ft.) approx.

1ST FLOOR  
20.7 sq.m. (223 sq.ft.) approx.



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TOTAL FLOOR AREA : 56.2 sq.m. (605 sq.ft.) 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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