



CROFTS ESTATE AGENTS

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



Greyton Lodge Newbridge Lane Covenham St. Mary LN11 0PQ

**Offers in the Region
Of £499,950**

Crofts estate are delighted to offer for sale this picture perfect detached residence set within the quaint village of Covenham. Constructed in 1993 with the current owners being only the second, this property has been lived and cherished by both and comes with viewing highly advised. With an in and out driveway to the front and further parking leading up towards the double detached garage. The superb gardens to the front and side display a beautiful curb appeal and are only a taste of what's to come within the delightful rear garden which also has great spaces for alfresco dining. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. With three double bedrooms, two with en-suites and also a four piece bathroom. The property also benefits from timber double glazing and oil central heating with propane gas bottles for the fires.

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Entrance Hall

Entering the property reveals a welcoming space with laminate flooring and access to the under stairs cupboard.

Lounge

14' 8" x 22' 8" (4.48m x 6.90m)

The lounge has tri aspect windows, two radiators and laminate flooring. There is also a superb brick fireplace.

Dining Room

11' 9" x 19' 2" (3.59m x 5.84m)

The dining room has two windows to the side elevation, French doors to the rear, a radiator and laminate flooring. There is also a brick fire place.

Kitchen/Breakfast Room

16' 8" x 21' 11" (5.07m x 6.69m)

With a window to the side elevation, a radiator and a tiled floor. There is also a superb fitted kitchen with Granite counter tops providing plenty of counter space. There is also a one and a half bowl along with drainer grooves within the counter top which is located within an Island. NEFF appliances include, an electric hob with extractor over, double oven, plate warmer, combi microwave. There is also an Aga leaving any potential new owners spoilt for choice for cooking options.

Breakfast Area

5' 1" x 8' 9" (1.55m x 2.67m)

With tri aspect windows and a tiled floor, accessed off the kitchen, the perfect place to start any days with gorgeous garden views.

Utility room

7' 7" x 5' 10" (2.30m x 1.78m)

The utility room has a window and door to the rear elevation, a tiled floor, plumbing for washing machine, and also a the oil fired boiler is located within this room. With fitted units and also a sink.

WC

456' 0" x 9' 4" (139m x 2.84m)

The WC has an opaque window to the side elevation, a radiator and laminate flooring. There is also a WC and a basin.

Sitting Room

13' 5" x 9' 5" (4.08m x 2.88m)

The sitting room has a window to the side elevation, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has a window to the front elevation, a radiator and a carpeted floor.

Bedroom One

15' 6" x 14' 11" (4.73m x 4.55m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. With a walk in wardrobe also with plenty of space.

En-suite

6' 5" x 8' 3" (1.95m x 2.52m)

The en-suite has an opaque window to the side elevation, a heated towel rail and laminate flooring. There is also WC, twin basins and a shower cubicle with a mains shower.

Bedroom Two

11' 5" x 15' 7" (3.47m x 4.76m)

Bedroom two has two windows to the rear elevation, a radiator and a carpeted floor. There is also access to the eaves storage.

En-suite to bedroom 2

4' 7" x 8' 3" (1.40m x 2.51m)

With a heated towel rail, laminate flooring and a suite with a WC, vanity basin and a shower cubicle with a mains shower.

Bedroom Three

11' 4" x 13' 6" (3.46m x 4.12m)

Bedroom three has two windows to the rear elevation, a radiator and a carpeted floor. There is also access to the eaves storage.

Bathroom

7' 1" x 9' 5" (2.17m x 2.87m)

The bathroom has an opaque window to the front elevation, a heated towel rail and laminate flooring. There is also a FOUR piece suite with a WC, basin, bidet and a bath.

Double Garage

With an electric door, personal access door to the side and electrics.

Outside

A property bursting with curb appeal and gardens that have to be seen to be appreciated fully. With established shrubs, trees and flower beds throughout, a haven for bee's and a wonderful place for alfresco dining. With a pergola and bbq area, an area for a coffee and place to read are just two of the idyllic parts of the rear garden. Also spot the carvings that have been created with a chainsaw or sit near the lovely water feature and watch the birds. With the chinese garden space to the side adjacent to the driveway and all of the off road parking space anyone could require. There is also an in and out driveway with a lawn, decorative boundary wall to the front and also outside lights for the evenings maintaining that lovely curb appeal throughout the evenings.



Tenure

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

Services

All mains services are understood to be connected EXCEPT FOR MAINS GAS, however 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 and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
129.5 sq.m. (1394 sq.ft.) approx.

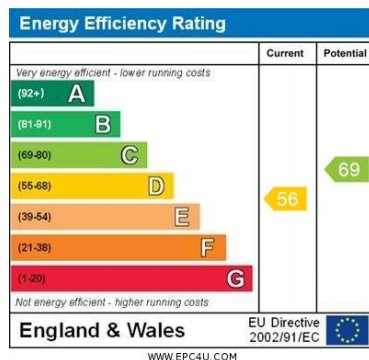
1ST FLOOR
92.4 sq.m. (995 sq.ft.) approx.



TOTAL FLOOR AREA: 221.9 sq.m. (2389 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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