



CROFTS ESTATE AGENTS

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



Millfield Main Road
Covenham St. Bartholomew
Louth
LN11 0PF

Offers in the Region Of
£165,000

Crofts Estate agents offer to the market this rare opportunity to purchase a spacious chalet style end link property, located in the highly regarded village of Covenham St. Bartholomew. Offered for sale with NO FORWARD CHAIN, this spacious and well maintained property stands in well maintained private gardens, with stunning open field views to the rear. In our opinion, the property would be perfect for first time buyers, downsizers or buy to let/ holiday let investment. Internal viewings are highly recommended and will reveal well maintained living accommodation which is briefly comprised of: Entrance hallway, lounge, dining room, fitted kitchen, bathroom suite and two double bedrooms with fitted wardrobes. Outside, the property is approached by a driveway for 3 cars which leads to a single detached garage, providing ample off road parking. There are well maintained lawned gardens to the front and rear of the

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Entrance Hallway

14' 2" x 5' 11" (4.326m x 1.801m)

Door to front opens into hallway with stairs to first floor landing. Door to side opens into lounge. Door to rear leads into kitchen. Radiator. uPVC window to side

Lounge

16' 0" x 11' 11" (4.870m x 3.625m)

uPVC window to front, radiator. Brick feature fireplace housing electric fire. Wall lights. Open plan entrance to rear leading into dining room

Dining Room

8' 10" x 8' 10" (2.701m x 2.698m)

Sliding patio doors to rear lead out into the garden. Door to side leads into kitchen

Kitchen

11' 4" x 8' 11" (3.456m x 2.720m)

Window to rear. Door to side leads to outside. Range of good quality fitted base and wall units, including 1.5 sink bowl unit with draining board and mixer tap. Integral oven, hob and extractor. Tiled splashbacks

First Floor Landing

uPVC window to side. Built in storage cupboard

Bedroom 1

16' 0" x 11' 11" (4.870m x 3.625m)

uPVC window to front, built in fitted wardrobes, radiator

Bedroom-2

12' 5" x 11' 11" (3.792m x 3.636m)

uPVC window to rear, radiator, built in storage cupboard.

Bathroom

7' 2" x 5' 11" (2.172m x 1.799m)

uPVC window to side. Panelled bath, pedestal wash basin and low flush w/c

Garage

14' 11" x 8' 6" (4.553m x 2.599m)

Up and over door, light and power

Outside

The property is approached by driveway for 3 cars and detached garage providing an abundance of off road parking. There are lawned areas to the front and rear, with a private lawned garden to the rear which overlooks an open paddock behind, meaning the property is completely private to the rear

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, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

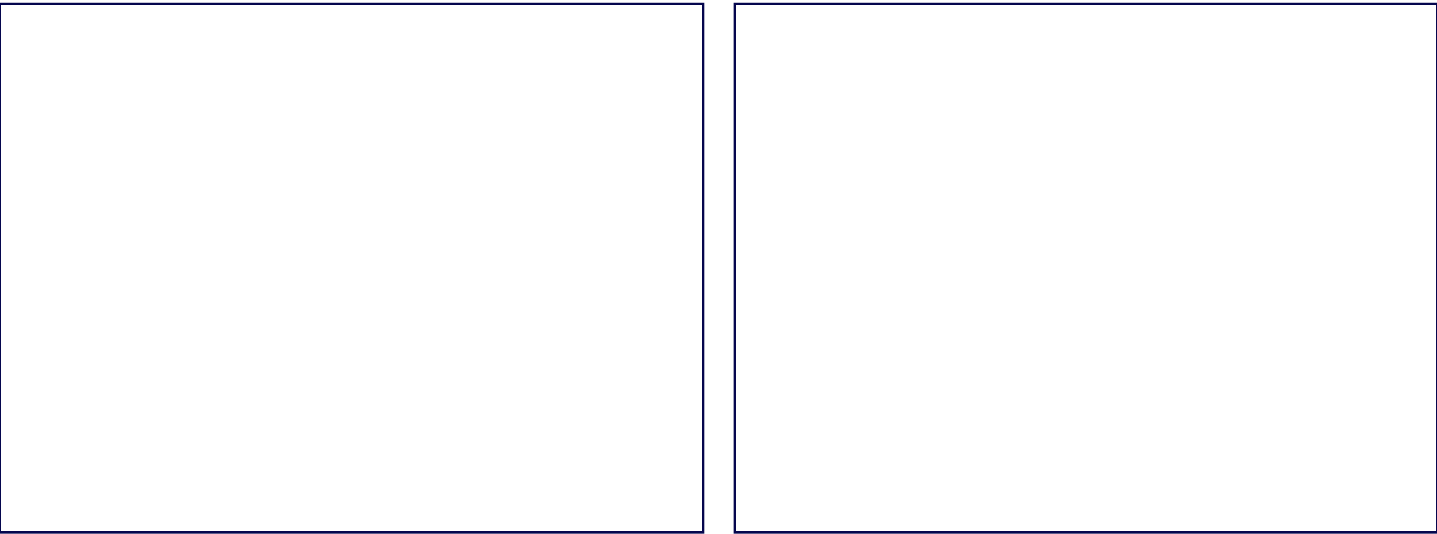
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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
53.5 sq.m. (576 sq.ft.) approx.

1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 95.7 sq.m. (1030 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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