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Grange Lane

Covenham St. Bartholomew
LN11 0PD

£140,000

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Property Introduction

Offered to the market with no forward chain, this delightful two-bedroom mid-terrace cottage presents a wonderful opportunity for a wide range of buyers. Beautifully maintained and tastefully presented, the property sits in a highly sought-after village location with convenient access to the bustling market town of Louth and excellent road links toward Grimsby. Inside, the home features electric heating, partial uPVC double glazing, and a welcoming layout comprising a breakfast kitchen, a cosy lounge, two bedrooms, and a bathroom. Outside, the cottage enjoys a charming rear garden complete with patio area—perfect for relaxing or entertaining—along with access to a communal parking area offering a designated space. A lovely home in a desirable setting—early viewing is highly recommended.

Kitchen/Breakfast Room

10' 0" x 13' 11" (3.051m x 4.252m)

Offering uPVC double glazed window and a decorative glazed entry door to the rear leading out to the garden. The kitchen offers a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half bowl sink and drainer. Integrated oven and four ring electric hob. Splashback tiling. Electric radiator. Plumbing for a washing machine.

Lounge

12' 0" x 15' 0" (3.649m x 4.575m)

With single glazed window to the front elevation, the lounge is pleasantly presented and has a feature beamed ceiling with exposed first floor flooring. Electric fire with surround. Electric radiator.

First Floor Landing

Airing cupboard containing the hot water cylinder and having fitted shelving.

Bedroom One

8' 9" x 11' 10" (2.677m x 3.595m)

uPVC double glazed window to the front elevation, loft access to the ceiling and a electric radiator. Built in cupboard over the stairwell and then a separate wardrobe.

Bedroom Two

10' 0" x 7' 9" (3.039m x 2.364m)

uPVC double glazed window to the rear elevation and being neutrally decorated.

Bathroom

9' 11" x 5' 11" (3.031m x 1.791m)

A well proportioned bath equipped with a panelled bath with screen and electric shower over, low level w.c and a pedestal wash hand basin. Splashback tiling. Wall mounted electric heater (not tested). Window to the rear.

Outside

The property enjoys a garden to the rear which has a patio area with pergola over, then a low maintenance rear garden with gravelled beds and shrubbery complementing the remainder.

Parking Area

There is a communal parking area with designated parking spaces for the cottages.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

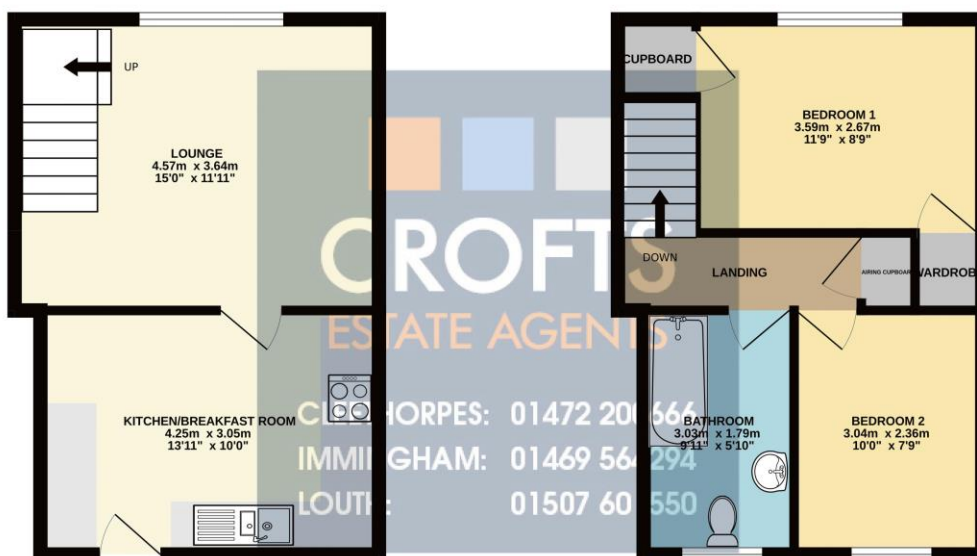
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
29.6 sq.m. (319 sq.ft.) approx.

1ST FLOOR
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 59.2 sq.m. (637 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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