



**MAIN ROAD, COVENHAM ST. BARTHOLOMEW, LOUTH**  
**ASKING PRICE £335,000**







TES Property is delighted to bring to the market this attractive detached bungalow situated on a generous plot with well maintained front and rear gardens with ample off road parking. The property consists of a kitchen diner, lounge, utility, two double bedrooms with an en-suite and dressing room with bedroom 1, and an additional shower room. Located in the pleasant village of Covenham St. Bartholomew, approximately 5 miles north from the market town of Louth, with three weekly market days and a wide range of amenities.

The gardens feature a range of mature trees, shrubs and plants throughout with several seating areas to enjoy the sunny gardens with secure hedging and fencing to the boundary.

Viewing is highly recommended to appreciate all this lovely property has to offer.



### **Location - Covenham St. Bartholomew**

The popular village of Covenham St. Bartholomew is adjoined with the village Covenham St Mary. It is approximately 5 miles from Louth, 13 miles from Grimsby and 30 miles from Lincoln.

Both Covenham St. Bartholomew & Covenham St Mary have a church; St Bartholomew's Church & St Mary's Church which are both well supported, putting on events such as coffee mornings, crafting & fitness classes. The village also has a sailing club for all ages, they also host events such as quiz nights. There's also some pleasant walks through the village and the reservoir, where you will find the sailing club

### **Hallway**

Welcoming L-shaped hall with tiled flooring, uPVC front door with glass panel to either side, two built in storage cupboards, coving to the ceiling, smoke alarm and radiator.

### **Open Plan Kitchen Diner**

#### **Kitchen**

11'10" x 10'11"

Fitted with a range of wall, base and drawer units with worktop over, integrated dishwasher, fridge freezer, 'Bosch' oven with four ring 'Beko' electric hob with extractor above, one and a half bowl sink unit with drainer. The splashbacks are tiled, there is a breakfast bar with matching worktop, tiled flooring, coving to the ceiling and a uPVC double glazed window and door to the rear.

#### **Dining Area**

8'9" x 8'11"

With ample dining space, uPVC patio doors leading out to the rear garden, coving to the ceiling, radiator and ceiling fan with light.

#### **Utility**

8'4" (max) x 8'11" (max)

L- Shape room with fitted wall and base units with worktop over and under counter space for a washing machine. The splashbacks are tiled, a uPVC double glazed privacy glass window to the side, coving to the ceiling, free standing oil fired boiler and a cupboard houses the hot water cylinder.

### **Lounge**

14'1" x 15'11" (max)

Bright and airy room with feature fireplace with bricked surround and wooden mantle, uPVC double glazed bay window to the front and uPVC double glazed window to the side, coving to the ceiling, wall lighting, ceiling fan with light and radiator.

### **Bedroom One**

8'11" x 13'10"

Double bedroom with uPVC double glazed window to the front, coving to the ceiling, radiator and ceiling fan with light. An opening leads into the dressing area.

### **Dressing Area**

2'7" x 6'0"

With mirror fronted fitted wardrobes to one wall, coving to the ceiling, radiator and opening into en-suite.

### **En-Suite**

8'10" x 5'9" (max)

Fitted with a modern three piece suite consisting of a panelled bath with shower head over and glass shower screen, W.C and wash hand basin with mixer tap. The walls and floor are fully tiled, a uPVC double glazed privacy glass window to the side, extractor and a heated towel rail.

### **Bedroom Two**

8'11" x 9'10"

Double bedroom with uPVC patio doors leading out to the rear garden, fitted storage cupboards to one wall, radiator, coving to the ceiling and ceiling fan with light.

### **Shower Room**

7'10" (max) x 9'10"

Fitted with a three piece suite consisting of a W.C, wash hand basin with mixer tap and shower cubicle with glass screen and door, fully tiled walls and floors, fitted units with countertop over, uPVC double glazed privacy glass window to the rear, loft access hatch and radiator.

### **Outside**

The property boasts an attractive rear garden that is mainly laid to lawn with a range of shrubs, bushes and trees throughout, with multiple patio areas, perfect for alfresco dining and entertaining in the summer months. The area is fully secure with a gateway leading to the front of the property. The oil tank is located in the rear garden and there is an outside tap.

The property is fronted with a sizeable gravelled driveway which provides ample off road parking. There is an area laid to lawn to the side with mature bushes to the front and several trees and shrubs.

### **Services**

Mains water, drainage and electricity are understood to be connected. The property is oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Total Floor Area**

84m<sup>2</sup> / 905ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band C

### **Brochure Prepared**

August 2024

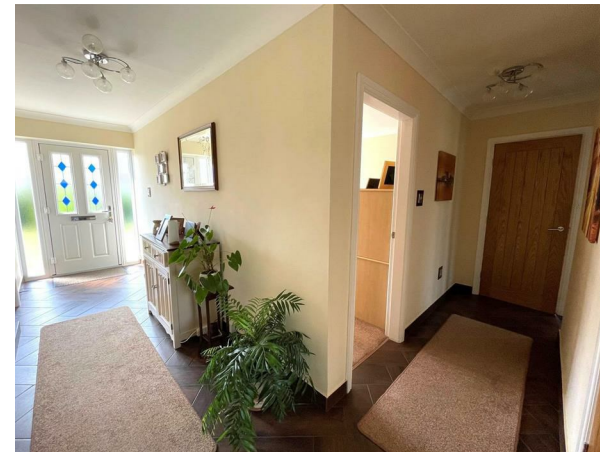
### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

### **Opening Hours**

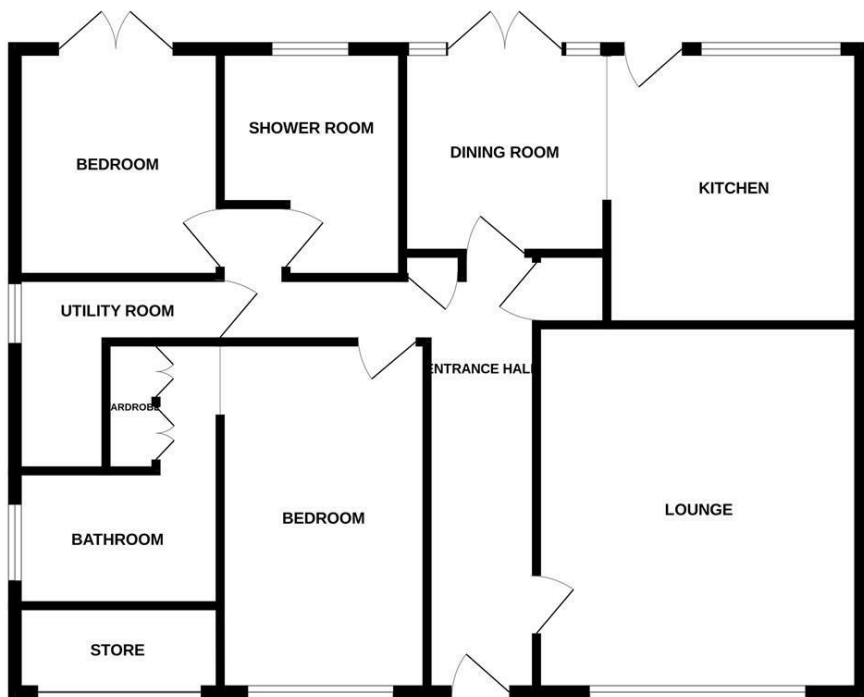
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm







GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC
			64			81



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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