



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Main Road

**Covenham St. Bartholomew
LN11 0PF**

£150,000

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Property Introduction

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 property with lovely open field views to the rear

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.

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 B: 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.

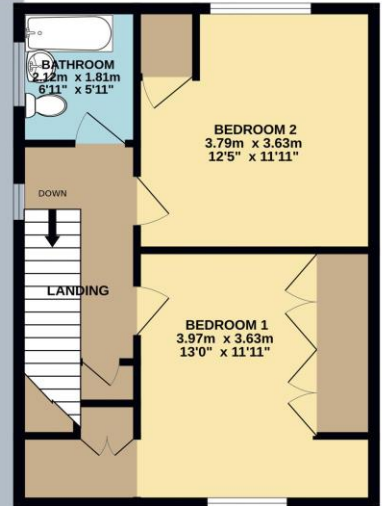
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		