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

Maple Springs Fire Beacon Lane
Covenham St. Bartholomew
LN11 0PA

£399,000

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Property Description
** NO FORWARD CHAIN*** This is a rare opportunity to acquire a truly unique and highly deceptive detached residence is set behind mature private gardens in the village of Covenham St. Bartholmew. The property and grounds offer a true outdoor entertaining lifestyle which must be seen in person to be fully appreciated. Accessed via recently installed secure double gates, the property is approached by a large driveway which provides extensive off road parking leading to a detached garage. There is a beautifully maintained and private mature garden to the front which has a small babbling stream to the side which leads all the way to Louth canal. The grounds can only be fully appreciated upon on site viewings , leading to the outdoor swimming pool, further enhanced by the recreation space available in the rear garden, with a large summerhouse and bbq areas, with outdoor shelters and w/c . The house itself offers well presented living accommodation which is briefly comprised of : Entrance hallway, lounge, dining room, fitted breakfast kitchen, first floor landing , three spacious bedrooms and family bathroom suite.

Entrance Hall
8' 7" x 6' 6" (2.624m x 1.991m)
uPVC door to front opens into hallway, with stairs to first floor landing. Radiator in cover. Doors to side lead into kitchen and living room

Lounge
10' 7" x 15' 7" (3.215m x 4.754m)
uPVC french doors to rear lead into the rear garden, open plan entrance to side. Gas fire.

Dining Room
10' 1" x 10' 9" (3.066m x 3.271m)
uPVC window to rear, door to side leads into kitchen. uPVC door to side leads to outside.

Kitchen dining room
8' 4" x 19' 1" (2.532m x 5.820m)
uPVC door to front leads to outside. Built in understairs storage cupboard. Range of fitted units incorporating sink bowl unit draining board and mixer tap. Space for cooker with overhead extractor, plumbing for washing machine. Tiled splashbacks and tiled floor. uPVC window to side overlooks the rear garden

First floor landing

uPVC window to front, doors leading to all bedrooms and bathroom suite

Bedroom 1
10' 6" x 11' 11" (3.198m x 3.631m)
uPVC window to rear, radiator. Range of built in fitted wardrobes.

Bedroom 2
10' 6" x 9' 1" (3.209m x 2.760m)
uPVC window to rear, radiator

Bedroom 3
10' 8" x 8' 5" (3.254m x 2.557m)
uPVC to front, radiator

Family Bathroom
5' 6" x 8' 4" (1.683m x 2.546m)
Two opaque uPVC windows to side. Panelled bath with shower over and shower screen. Vanity wash basin, close coupled w/c. Tiled walls, tiled floor

Outside

The front of the property is approached by secure tall double gates, leading to an extensive gravelled driveway providing parking for multiple vehicles and can easily accommodate a motorhome or trailer. The beautiful stream skirts the side of the boundary and there are mature trees and hedges and large lawned area to the front which itself is ideal for entertaining. In addition at the front is the detached garage and small wooden storage hut. This area leads to the side of the property where the outdoor swimming pool is located. The pump for this is found in the storage hut. There is a large wooden summer house/ garden room ideal for a host of recreation purposes, with outdoor seating area with cover and two separate bbq areas. All enclosed by tall wood panel fencing, there is also lawn and patio areas, with really useful outdoor toilet facilities.

Summerhouse
9' 4" x 19' 8" (2.850m x 5.992m)
Full light and power, providing many potential uses.

Garage
17' 5" x 9' 5" (5.314m x 2.882m)
Up and over door, side window and door to side. Light and power

Storage hut
7' 5" x 8' 6" (2.262m x 2.588m)
Storage area , access to pump for swimming pool

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 and all viewings are strictly by appointment only please.

Council Tax Information
Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

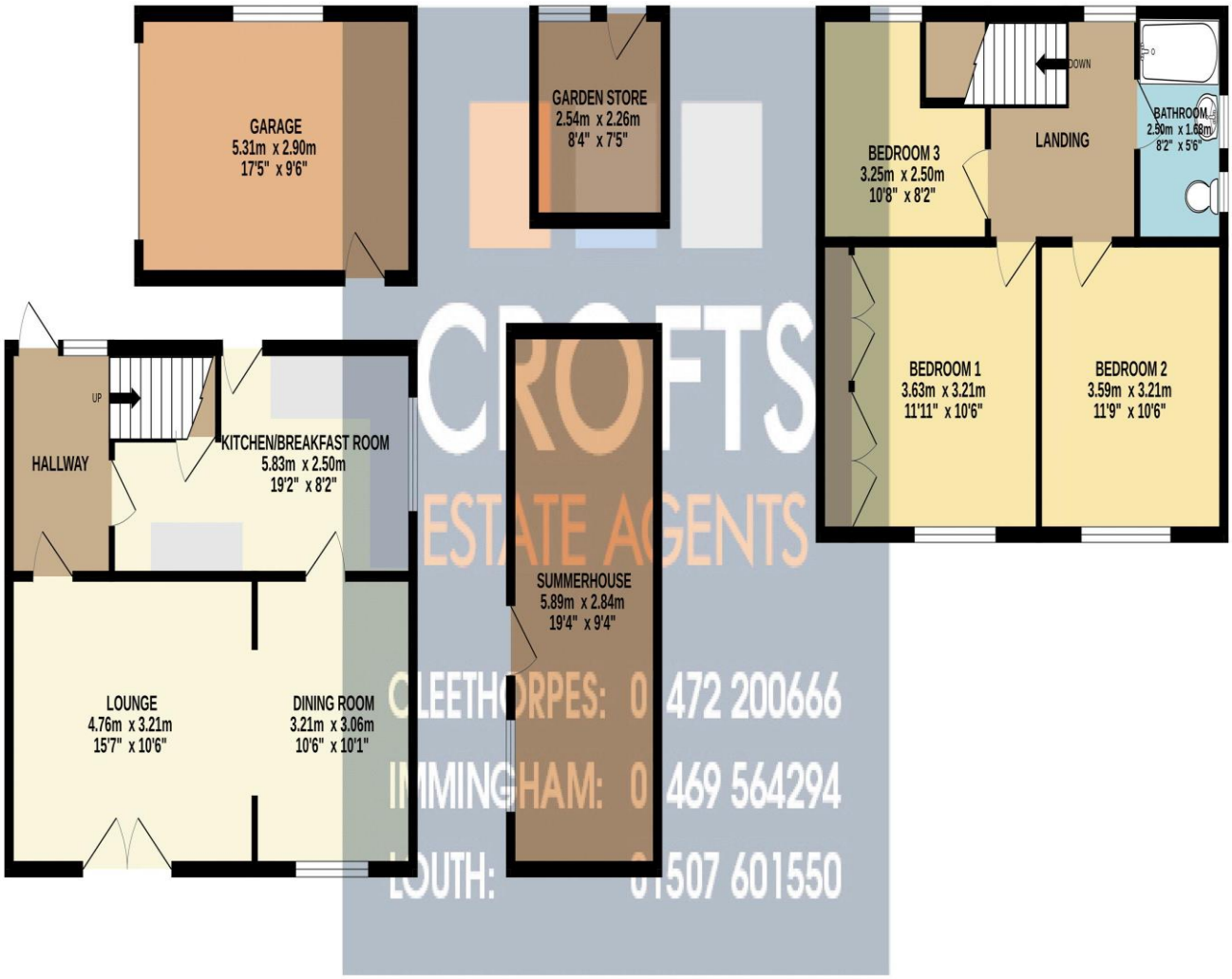
Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed

GROUND FLOOR
82.5 sq.m. (888 sq.ft.) approx.

1ST FLOOR
44.6 sq.m. (480 sq.ft.) approx.



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TOTAL FLOOR AREA : 127.1 sq.m. (1368 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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MS/SEQ/8768/08.26