



Sunnyside Cottage Ings Lane, Covenham St. Mary, LN11 0PJ
Asking Price £273,000

NO ONWARD CHAIN

TES Property bring to the market this attractive property located in the sought after village of Covenham St Mary, located just a short drive from the A16 which provides easy access to all main routes and is only approximately 6.2 miles to the market town of Louth. This delightful cottage is fronted with a large driveway which provides ample off road parking which leads down to further parking if required. There is an enclosed rear garden with patio area and outbuildings with an area laid to lawn. Internally the property benefits from a kitchen diner, living room, three bedrooms and a modern four piece suite bathroom.

Viewing is highly recommended!

Porch 5'9" x 6'4" (1.756m x 1.949m)

Enter the property via a uPVC door with uPVC double glazed window to the side, there is a radiator, tiled flooring and a door leading into the kitchen.

Kitchen Diner 7'11" x 23'9" (2.415m x 7.242m)

The kitchen is fitted with a range of wall, base and drawer units with a complementary worktop over incorporating a 1 bowl stainless steel sink unit with drainer and mixer tap, there is space for an oven with extractor above, space for a dishwasher and benefiting from an integrated fridge freezer. Dual aspect uPVC double glazed windows to the rear and side with patio doors leading out to the rear garden, tiled flooring, splashbacks, two radiators, wall mounted 'Wallstar' boiler and ample dining space. A door leads into the living room.

Living Room 23'0" x 12'2" (7.014m x 3.726m)

Bright and airy room with dual aspect UPVC double glazed windows to side and two to the front, there is a feature fireplace with tiled hearth, built in storage cupboard, wall lighting, and two radiators. A staircase leads up to the first floor landing.

Landing

Loft access hatch and access to all first floor rooms.

Bedroom 1 8'10" x 12'1" (max) (2.716m x 3.705m (max))

With uPVC double glazed window to the front, a radiator, built in wardrobe and 2 x storage cupboards and spotlights to the ceiling.

Bedroom 2 10'8" (max) x 10'3" (max) (3.256m (max) x 3.146m (max))

Dual aspect uPVC double glazed windows to the front and side, a radiator, spotlights to the ceiling and a TV aerial point.

Bedroom 3 9'6" (max) x 10'4" (max) (2.911m (max) x 3.171m (max))



Dual aspect uPVC double glazed windows to the side and rear and spotlights to the ceiling.

Family Bathroom 7'11" x 11'11" (2.433m x 3.657m)



Spacious room fitted with a modern four piece suite consisting of a panelled bath with hand held shower attachment, a walk in shower with rainfall shower head and additional attachment, and a wash hand basin and w/c in vanity unit with storage cupboards. The splashbacks are tiled, there is a uPVC double glazed privacy glass window to the rear, spotlights to the ceiling, heated towel rail, loft access hatch and a storage cupboard fitted with shelving and heated towel rail.

Outhouse/ W.C 6'2" x 8'1" (1.880m x 2.485m)



A useful space which has space and plumbing for a washing machine and tumble dryer and further benefits from a W.C, wash hand basin and a shower tray with shower attachment. There is a wooden window and door, power points and concrete flooring.

Workshop 32'9" x 13'1" (10m x 4m)



Large useful workshop which is only 2 years old and still in great condition, with power, lighting, an outside tap and houses the oil tank.

Outside



The property is fronted with a sizeable gravelled area providing off road parking for multiple vehicles. To the side is a long block paved driveway which measures approximately 21.5 meters in length and leads to double opening timber gates, the driveway then continues down the side of the property and leads to the rear where there is further parking space if required. A spacious patio area over looks the garden with a pathway leading down the side of the workshop to an area laid to lawn to the rear where there is a timber shed which measures 5.5m x 3.2m. There is fencing and mature shrubs to the boundary.

Agent Notes

We have been informed by the vendor that there is a right of way access through the garden for the neighbouring properties.

Services

Mains water, drainage and electricity are understood to be connected with 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.

Brochure Prepared

June 2025.

Viewings

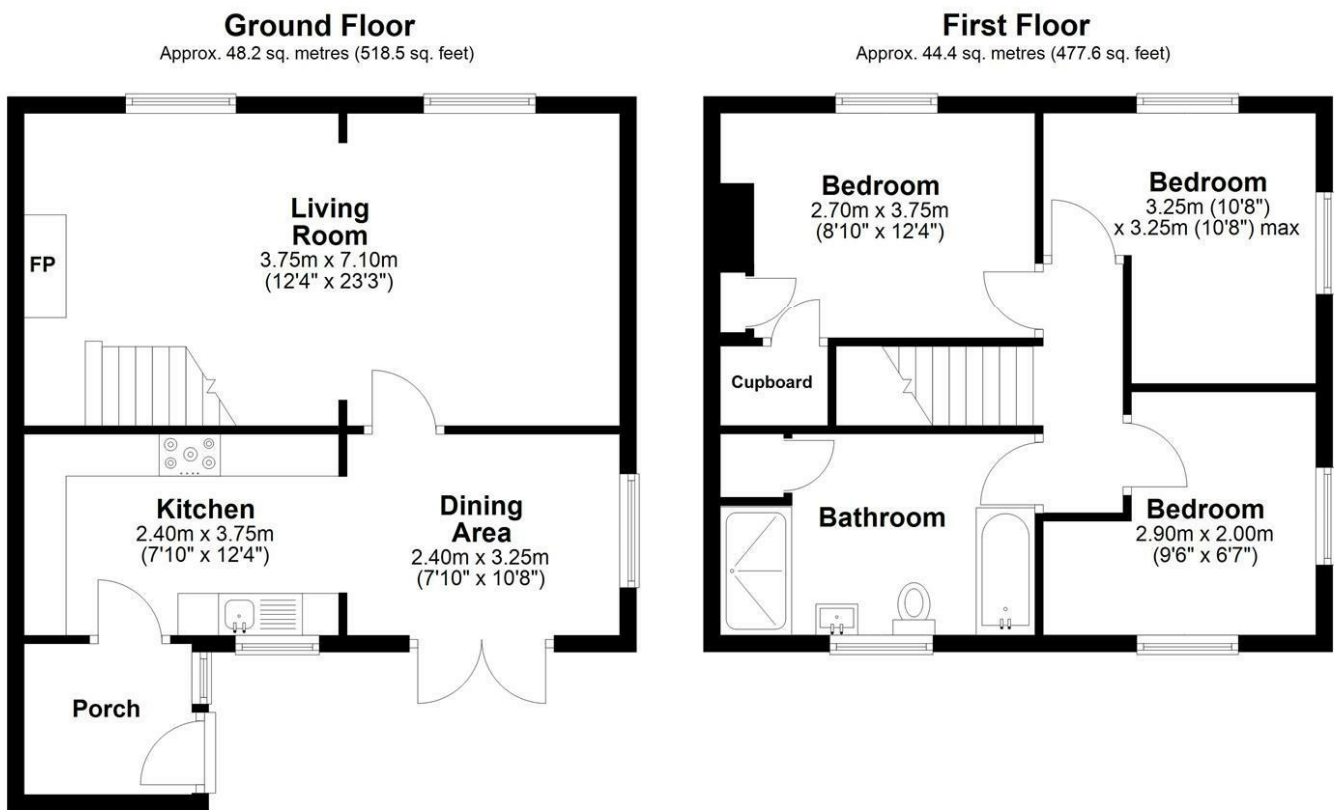
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan



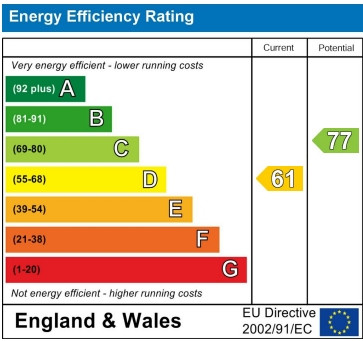
Total area: approx. 92.6 sq. metres (996.2 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.