



**COVENHAM ST. MARY, LOUTH, LN11**  
**OFFERS OVER £399,000**



## NO ONWARD CHAIN!

TES Property bring to the market this attractive detached property located in the popular village of Covenham St Mary, only 6.2 miles to the market town of Louth. This well maintained home offers well proportioned rooms throughout consisting of a spacious dining kitchen with utility, living room, study, four bedrooms, en-suite shower room and a bathroom. Externally benefitting from front and rear gardens, ample off road parking and a single detached garage for further parking or storage.

Viewing is highly advised to truly appreciate what is to offer!



### **Entrance Hall**

Welcoming entrance with large uPVC double glazed windows to the front creating a bright and airy space, there is a front door to the side, staircase leading to the first floor landing, a radiator and smoke alarm. Doors lead into the kitchen, living room, office and W.C.

### **Office**

11'11" x 10'7"

The perfect work from home space, with uPVC double glazed window to the front, consumer unit and a radiator.

### **Living Room**

11'10" x 26'5"

Sizeable room with dual aspect uPVC double glazed windows to the front and side with patio doors leading out to the rear garden. There are two radiators, T.V aerial point, and a door leading into the kitchen.

### **W.C**

6'5" x 2'10"

Fitted with a W.C and corner wash hand basin with tiled splashback. There is a heated towel rail and tiled flooring.

### **Kitchen Diner**

20'2" x 13'4" (max)

Fitted with a range of modern wall, base and drawer units with worktop over incorporating a 1.5 bowl sink unit with mixer tap and drainer.

Benefitting from a range of integrated appliances including a 'NEFF' oven and grill with four ring 'NEFF' hob with extractor above and dishwasher. There is space for a fridge freezer, two uPVC double glazed windows to the rear with a door leading out to the rear garden, tiled flooring, a radiator and a door into the utility room.

### **Utility**

6'0" x 6'5"

Fitted with matching wall and base units with a wooden worktop over with space and plumbing below for a washing machine. The floor is tiled with a radiator, a cupboard housing the hot water cylinder and a door leading out to the side.

### **First Floor Landing**

Spacious landing with access to all bedrooms and the bathroom, loft access hatch, smoke alarm and a radiator.

### **Bedroom**

12'5" (max) x 10'10"

With fitted wardrobes to one wall, uPVC double glazed windows to the rear and side and a door into the en-suite.

### **En-Suite**

4'3" x 8'9" (max)

Fitted with a three piece suite consisting of a shower cubicle with rainfall shower head and glass screen, W.C and wash hand basin with mixer tap. There is a uPVC double glazed window to the side, heated towel rail, extractor and tiled flooring and splashbacks.

### **Bedroom**

9'10" x 13'3" (max)

With uPVC double glazed window to the rear and a radiator.

### **Bedroom**

9'4" x 10'0" (max)

With uPVC double glazed window to the rear and a radiator.

### **Bedroom**

11'10" x 9'8" (max)

With uPVC double glazed window to the front and a radiator.

### **Bathroom**

11'10" x 8'2" (max)

Spacious bathroom fitted with a three piece suite consisting of a bath with shower over and glass screen, W.C and wash hand basin with mixer tap. The walls are partly tiled with a heated towel rail, uPVC double glazed window to the front, tiled flooring, extractor and a useful storage cupboard fitted with shelving.

### **Outside**

The property is fronted with a large block paved driveway providing off road parking for multiple vehicles and leads down to the single garage. The front garden is laid to lawn with mature hedging and plants. There is a paved pathway leading around the property, down either side and leading to the rear garden. The garden is mainly laid to lawn with mature hedging to the boundary adding privacy throughout, along with mature trees and bushes. There is a decked area to the corner providing the perfect place to sit and relax in the summer months. The pathway continues round down the side of the property leading to the back door and garage where there is the oil tank and perfect for storing bins.

### **Tenure**

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

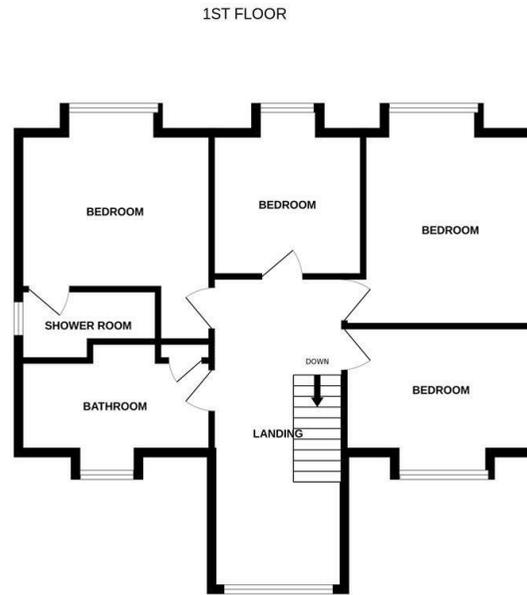
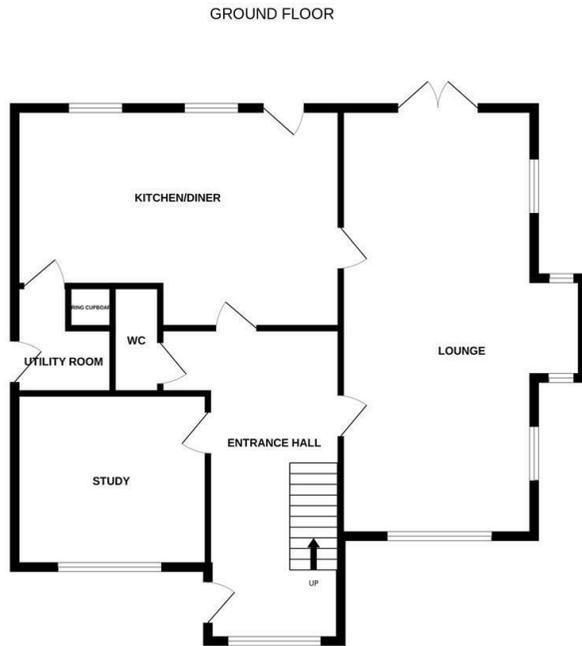
### **Services**

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.

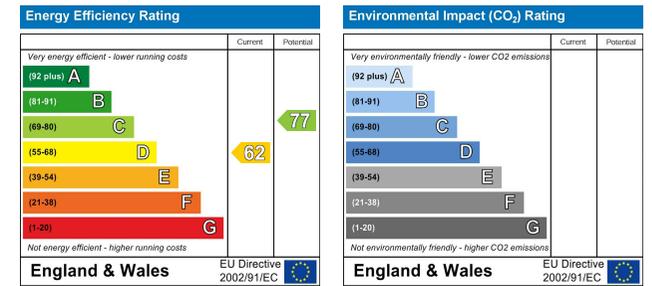
### **Council Tax**

East Lindsey District Council Tax Band F.





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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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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