TES PROPERTY

Briarcroft Main Road, Covenham St Bartholomew, LN11 0PF

Asking Price £315,000

TES Property are delighted to bring to the market this delightful three bedroom detached bungalow in the charming village of Covenham St Bartholomew. this property offers a three well-proportioned bedrooms, a spacious living room a family bathroom, a light and airy kitchen designed to be both functional and inviting and so much more.

One of the standout features of this home is the excellent views over the fields to the rear, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your own space. The property also boasts a dual access driveway, providing easy entry and exit, along with ample parking for a number of vehicles and a single garage

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

Location

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

Accommodation

Entrance Porch 3'5" x 5'3" (1.06m x 1.61m)

with uPVC double glazed door and panels, exposed brick walls.

Entrance Hallway

A spacious entrance hallway linking to all rooms with radiator, storage cupboard, glazed panel door and side panels from entrance porch.

Living Room 13'11" x 18'0" (4.26m x 5.49m)

A large and light living space with radiator, uPVC double glazed bow window looking over the front garden and driveway, brick fireplace with tile base surrounds the focal point which is the solid fuel burner.

Kitchen 16'3" x 11'11" (4.97m x 3.64m)

A light and airy space at the rear of the property with access directly onto the rear gardens. The kitchen consists of a range of wall, base and drawer units with granite worktop, integrated oven and grill, Bosch 4 ring induction hob, sink and worktop drainer with mixer tap, space for American fridge freezer, A kitchen island with solid wood top and breakfast bar overhang, black and grey tile splashbacks, uPVC double glazed sliding doors to rear garden.

Bathroom 7'10" x 7'2" (2.41m x 2.20m)

Fully tiled with w/c, wash hand basin, bath with shower off taps, uPVC double glazed window to rear, radiator.

Bedroom 1 11'10" x 13'10" (3.63m x 4.24m)

A spacious double room to the front of the property with radiator, uPVC double glazed bow window to front.

Bedroom 2 14'3" x 8'8" (4.36m x 2.66m)

Located to the rear of the property is the uPVC double glazed window to rear and a radiator.

Bedroom 3 9'10" x 12'0" (3.00m x 3.67m)

A good sized third bedroom with a radiator, uPVC double glazed window to rear, loft access hatch.

Single Garage 13'4" x 9'11" (4.07m x 3.03m)
Accessed at the front of the property with an up and over door its own electricity electricity supply and houses the oil fired boiler.

Outside
The Oil tank is located to the side of the garage.

Front Garden

A large front garden provides a dual access driveway which is brick paved, a laid to lawn feature garden with decorative shrubs and low level hedging with floral borders.

A side pathway with outside tap and area for bin storage, leads to:-

Rear Garden

A deceptively large rear garden containing brick paved patio area off kitchen to well maintained, partly lawned gardens with established floral borders, raised beds, a vegetable garden, rear decking area with pond, a timber and glass greenhouse, fencing to boundaries, and views over the fields to the rear..

Services

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

Council Tax Band

East Lindsey Council Tax Band C.

Tenure

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

Brochure Prepared

May 2026.

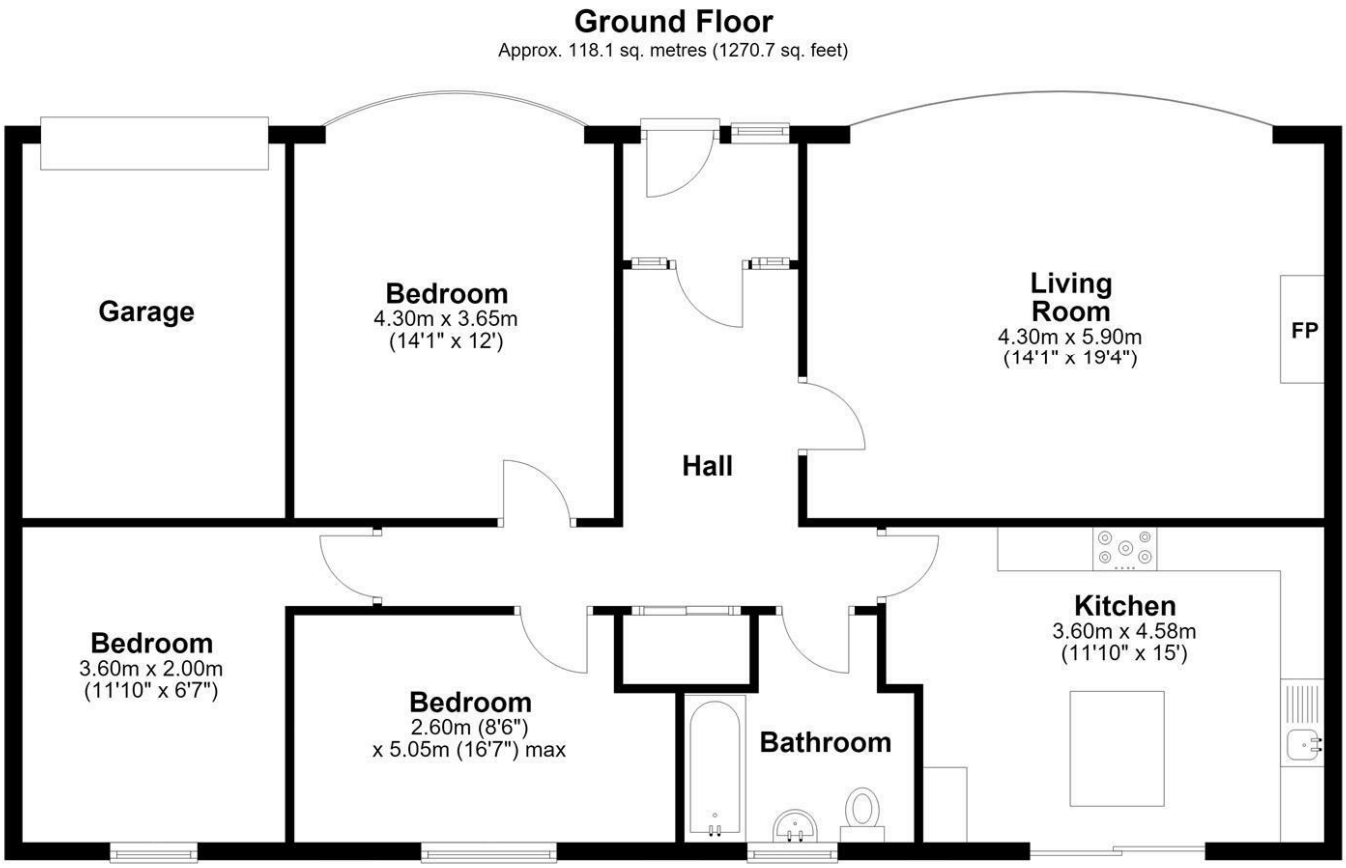
Opening Hours

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

Viewings

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

Floor Plan

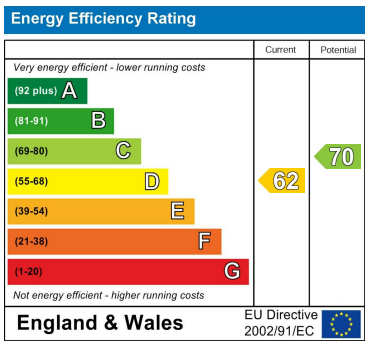


Total area: approx. 118.1 sq. metres (1270.7 sq. feet)

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.

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