TES PROPERTY









Main Road, Covenham St. Bartholomew, LN11 0PF

Asking Price £185,000

NO ONWARD CHAIN

TES Property bring to the market this charming mid terrace house located in the popular village of Covenham St Bartholomew, only 5 miles to the market town of Louth. This lovely property comprises a kitchen with utility off, a dining room, living room, conservatory, three double bedrooms and a bathroom. Benefitting from off road parking for multiple vehicles, a garage and front garden. The rear garden enjoys beautiful views of the fields behind which can you sit and watch from the patio area.

Viewing is a must to appreciate all that is to offer.

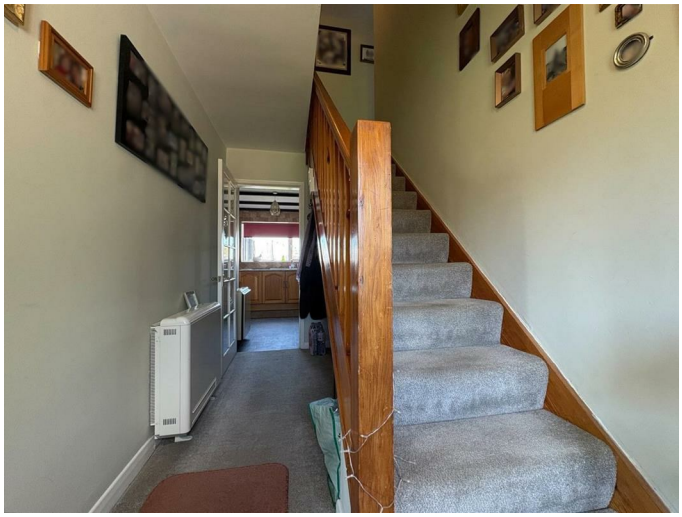
Location - Covenham St Bartholomew

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 Hallway



Welcoming entrance with staircase to the first floor with ample storage space below, and storage heater.

Kitchen 8'9" x 11'2" maximum (2.68m x 3.41m maximum)



The kitchen is fitted with a range of wooden wall, base and drawer units with marble effect worktop over incorporating a 1.5 bowl stainless steel sink with drainer and mixer tap, there are a range of integrated appliances including an oven and grill, electric induction hob and space for an undercounter fridge freezer. There is a uPVC double glazed window to the rear, tiled walls, electric storage heater and glazed panel door to hallway.

Utility 4'10" x 7'10" (1.48m x 2.41m)



With marble effect worktop with space below for dishwasher and washing machine, uPVC double glazed window and door to the rear, and a door into the garage.

Dining Room 8'9" x 8'11" (2.69m x 2.72m)



Ample dining space, with electric storage heater, glazed panelled door to living room and uPVC double glazed sliding door to conservatory.

Conservatory 10'2" x 8'3" (3.12m x 2.54m)



Fully glazed walls and ceiling, tiled floor and door to rear garden.

Living Room 11'11" x 15'11" (3.64m x 4.87m)

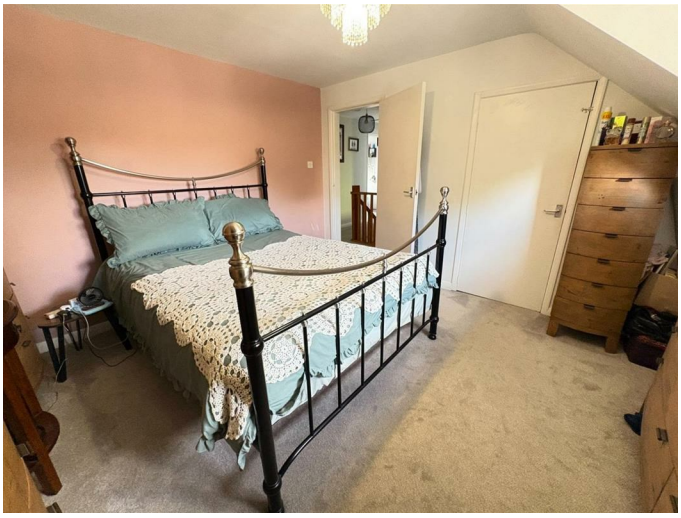


Cosy room with feature brick fireplace with tiled hearth and mantle, electric storage heater and uPVC double glazed window to the front.

First Floor Landing

With loft access hatch and 2 x airing cupboards.

Bedroom 13'3" x 11'11" max. (4.05m x 3.64m max.)



Double bedroom with uPVC double glazed window to the front and large built in storage cupboard.

Bedroom 15'1" x 13'2" max. (4.60m x 4.02m max.)



Double bedroom with electric storage radiator, eaves storage hatch and uPVC double glazed window to the rear.

Bedroom 11'9" (into alcove), 8'6" min x 13'9" max. (3.60m (into alcove), 2.60m min x 4.20m max.)



Double bedroom with uPVC double glazed window to the front.

Bathroom 11'7" x 5'6" (3.55m x 1.68m)



Fitted with a three piece suite comprising a panelled bath with shower over and glass screen, wash hand basin and w/c. There is a towel radiator, timber double glazed Velux window to rear and tiled splashbacks.

Garage 8'0" x 15'8" (2.44m x 4.79m)
With up and over door, lighting and sockets.

Rear Garden



The rear garden is mainly laid to lawn with gravelled seating area, raised borders and concrete pathway.

Front Garden



The property is fronted with a concrete driveway leading to garage and providing off road parking for multiple vehicles. There is a front garden which is laid to lawn and features a wood chip area for potted plants and concrete pathway.

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 B.

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

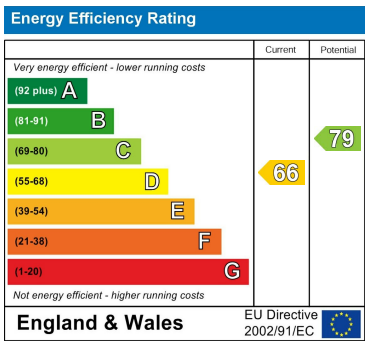
Brochure Prepared
September 2026.

Floor Plan

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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