



# CHOICE PROPERTIES

*Estate Agents*

Ashby Ings Lane,

Covenham St. Mary, Louth, LN11 0PJ

O.I.R.O £390,000



Choice Properties is proud to offer this detached bungalow in the sought-after village of Covenham. The property enjoys a peaceful village location while being close to local amenities and transport links. It features three spacious bedrooms, versatile living areas, and well-appointed bathrooms, with a light-filled interior and a south-facing front. Outside, there is a beautifully maintained rear garden, a large driveway, a double garage, and a versatile outbuilding.

Offering an abundantly light and bright atmosphere throughout and presented to a beautiful standard, the well laid out accommodation comprises:-

### **Hallway**

4'5" x 35'6"

You enter the property into a welcoming hallway, neutrally decorated with cream carpets and benefiting from plenty of natural light from the front door. There is heavy-duty barrier matting at the entrance to help protect the flooring. The hallway offers excellent storage, including a single storage cupboard as well as a double linen cupboard located at the end. A radiator is also fitted.

Access to the loft from here, which is fully boarded, accessed via fitted ladder and has electric.

### **Reception Room**

10'11" x 16'9"

The main reception room continues the neutral carpets and décor, creating a seamless flow from the hallway. This is a very spacious room, featuring a characterful fireplace with log burner. Dual aspect windows, including a bow window with fitted wooden shutters, allow for an abundance of natural light throughout. A radiator is also fitted.

### **Dining Area**

10'9" x 7'1"

The dining area is open plan to the main reception room, continuing the same neutral décor to maintain a cohesive feel throughout the property. A further window provides additional natural light, and a radiator is also fitted.

### **Bedroom 1**

10'0" x 12'7"

Bedroom one is located at the rear of the property and offers plenty of space for a double bed along with additional furniture. The room benefits from fitted wardrobes with sliding mirrored doors, a large window allowing for natural light, and a radiator. There is also direct access to the en-suite bathroom.

### **Bedroom 2**

9'11" x 10'6"

Bedroom two is located at the front of the property and benefits from fitted wardrobes with sliding mirrored doors. The room also features a window with a fitted wooden shutters, allowing for natural light, and a radiator.

### **Bedroom 3**

9'8" x 11'0"

Bedroom three benefits from a built-in triple sliding door wardrobe, a large window allowing for plenty of natural light, and a radiator. The room offers ample space for a double bed along with additional furniture.

### **Bathroom**

7'9" x 6'8"

The main bathroom features a three-piece suite comprising a hand wash basin, WC, and a freestanding roll-top bath. The room benefits from tiled flooring, a tiled splashback behind the sink, and a fully tiled feature wall behind the bath. A heated towel rail is also fitted. There is a window with obscure glazing, allowing for natural light while maintaining privacy.

### **En-suite**

4'10" x 8'10"

The en-suite bathroom comprises a three-piece suite, featuring a hand wash basin, WC, and a standing shower. The room benefits from tiled flooring and a fully tiled shower area, along with a heated towel rail. A window provides natural light.

### **Kitchen**

10'1" x 20'9"

The kitchen offers plenty of storage space, with a range of floor and wall-mounted cabinets. It features tiled flooring and a tiled splashback behind the work surfaces. Integrated appliances include a hob, extractor fan, and double oven. There is also a breakfast bar area, along with space for a small dining table if required.

Double uPVC doors open out onto the patio area, allowing for easy access and additional natural light. A window above the sink further enhances the brightness of the room. A radiator is also fitted, and the freestanding fridge freezer can be included within the sale.

## Utility

9'10" x 5'7"

The utility room provides additional space, featuring a sink and further storage cabinets. The boiler is also housed here. The room continues the same tiled flooring and splashback as the kitchen and offers space for a washing machine. A small radiator completes this practical area.

## Garage

19'1" x 33'2"

The large tandem garage offers excellent space, making it highly practical for storage or additional uses. It features a concrete floor, an electric door, and has electrical supply throughout.

## Outbuilding

9'9" x 13'3"

Connected to the garage, the outbuilding is a versatile space that can be used as a workshop, additional storage, or for other purposes. It features electrical supply, concrete flooring, and can be accessed via its own separate door.

## Driveway

The property benefits from a large gravel driveway, providing ample parking for multiple vehicles. Carries on into the back garden all the way to the garage.

## Gardens

The rear garden is beautifully maintained, featuring a small patio area directly behind the house and a path leading to the garage and outbuilding. There is also a useful shed for additional storage. A large lawn area is complemented by a selection of small shrubs and plants, making it ideal for gardening enthusiasts or those seeking a low-maintenance outdoor space. The garden is fully enclosed with fencing, including a dividing gate between the front and rear areas.

The front garden includes a lawned area and is bordered by a hedge, providing a defined boundary.

## Tenure

Freehold.

## Council Tax Band

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

## Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 860033.

## Opening Hours

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

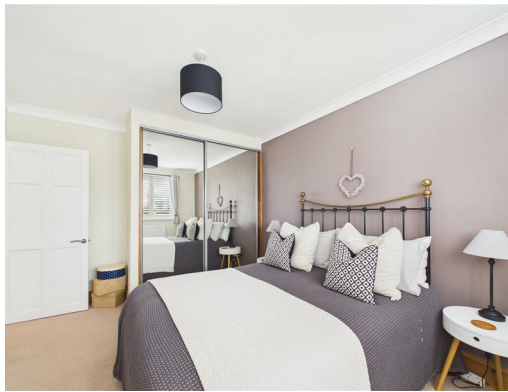
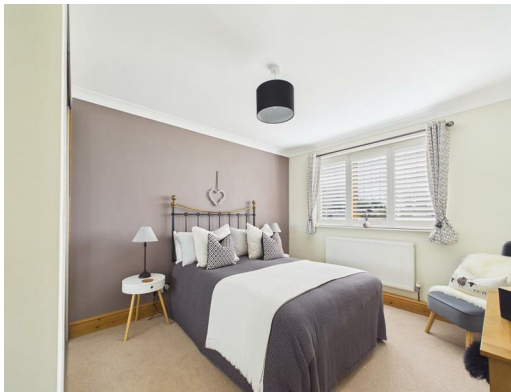
Saturday 9:00 am to 3:00 pm

## Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

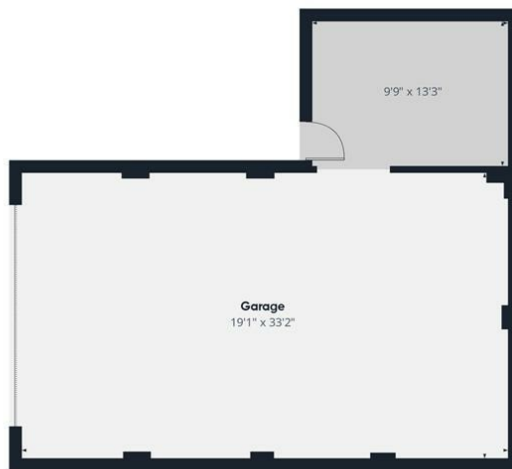








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1971 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Please put the postcode into your sat-nav, LN11 0PJ. The property is on the opposite side to Covenham Road.

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-60) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 82      | 85        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-60) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

