CHOICE PROPERTIES

Estate Agents

Karinya Newbridge Lane, Louth, LN11 0PQ

Price £375,000



Choice Properties are delighted to bring to market this impressive detached bungalow situated in a quiet position on Newbridge Lane located in the sought after countryside village of Covenham St Mary. The property benefits from capacious rooms and large windows which create an abundantly bright and airy interior which features two sizeable double bedrooms (both with ensuite), a kitchen, a living room, a dining room, a conservatory, a utility room, and a separate WC. To the exterior, the property boasts a fully enclosed garden, a tarmac driveway with space for several vehicles, and an attached single garage. With no onward chain, early viewing is highly advised.

The Property Ombudsman
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With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously sized and deceptively spacious internal living accommodation comprises:-

Entrance Porch
3'2 x 4'10
With uPVC entrance door. uPVC door leading to main hallway.

Hallway
14'3 x 16'11 (to furthest measurement)
Oak internal doors to the majority of rooms. Access to loft via loft hatch. Radiators. Sky light. Power points. Console for security alarm system.

Kitchen
16'5 x 9'4
Fitted with a range of wall and base units with work surfaces over. Four ring induction hob with extractor hood over. One and a half bowl sink with chrome mixer tap and drainer. Integral twin oven. Integral microwave. Integral fridge. Integral freezer. Integral dishwasher. Breakfast bar. Fully tiled walls. Spot lighting. Power points. uPVC window overlooking the rear garden. Built in storage cupboard with fitted shelving.

Living Room
17'7 x 12'10
Generously sized living room with large walk in uPVC bay window to front aspect. uPVC window to side aspect. Electric fireplace with quartz mantel, surround, and hearth. Radiators. Power points. Telephone point. Tv aerial point.

Dining Room
17'5 x 10'7
Spacious dining area with room for a large dining room table. Radiators. Power points. uPVC window to side aspect. Bi fold uPVC doors leading to conservatory.

Conservatory
14'11 x 9'9
With uPVC windows to the majority of aspects. Radiators. Power points. Pitched ceiling. Ceiling fans. External uPVC French doors leading to rear garden.

Utility Room
7'1 x 12'4
Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Built in storage cupboard. Plumbing for washing machine. Heated towel rail. uPVC external door leading to rear garden. uPVC window to rear aspect. Spot lighting. Power points.

WC
6'4 x 2'10
Fitted with a push flush wc and a wash and basin set over vanity unit with chrome mixer tap. Part tiled walls. Radiator.

Bedroom 1
22'0 x 13'7
Exceptionally spacious double bedroom with an abundance of fitted wardrobe space. Radiators. Power points. Large uPVC window to rear aspect. Internal door to ensuite.

Ensuite Shower Room
8'11 x 5'8
Fitted with a three piece suite suite comprising of a large shower cubicle with rainfall and traditional shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Tiled flooring. Tiled walls. Chrome heated towel rail. Fitted storage. Spot lighting. Electric shaver points. Sky light.

Bedroom 2
12'2 x 11'2
Double bedroom benefitting from fitted wardrobes. Radiator. Power points. Tv aerial point. uPVC window to front aspect.

Ensuite Shower Room
10'8 x 7'0
Fitted with a three piece suite comprised of an extra large fully tiled walk in shower cubicle with rainfall shower attachment, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Part tiled walls. Mosaic tiled flooring. Chrome heated towel rail. Frosted uPVC window to front aspect. Internal door to en-suite.

Garage
19'8 x 9'10
Attached single garage fitted with and electric up and over garage door and power and lighting. Consumer unit. Frosted window to side aspect. Oil fired combination boiler. Fitted shelving.

Gardens
To the rear, the property features a fully enclosed garden space with fencing to the perimeter. The garden is predominantly laid to lawn but also features a generously sized patio ideal for outdoor seating and entertaining guests. The rear garden is lined with various mature plants, trees, and shrubs which add an abundance of life and colour to the space. The rear garden can be directly accessed via a side access gate and further benefits from outdoor power, lighting, and water. The oil tank is also located at the edge of the rear garden.

Driveway
Tarmac driveway providing off the road parking space for several vehicles.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

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

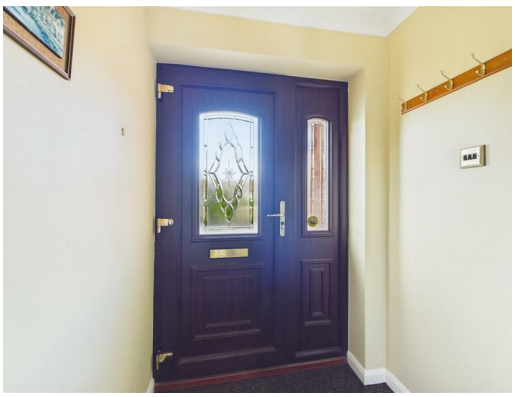
Viewing Arrangements
By appointment through Choice Properties on .

Opening Hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

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. 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.

































Approximate total area(1)

1736 ft²

(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

Use postcode LN11 0PQ to locate Newbridge Lane. When entering Newbridge Lane from the village of Covenham St Mary continue for 200m and the property can be found on the right hand side.

