TES PROPERTY









Grange Lane, Covenham St. Bartholomew, LN11 0PD

Asking Price £110,000

NO ONWARD CHAIN

TES Property bring to the market this attractive mid terrace cottage located in the village of Covenham St Bartholomew, only five miles from the popular market town of Louth. This lovely property offers cosy living throughout with a kitchen, living room, two bedrooms and a Jack and Jill bathroom.

Externally the property benefits from a peaceful rear garden which provides the perfect place to sit and relax, along with an allocated parking space.

Viewing is highly recommended to appreciate all that is on offer!

Kitchen 7'11" x 10'10" (2.41m x 3.30m)



The kitchen is fitted with a range of cream wall, base and drawer units with contrasting roll top worktop over and the latter incorporating a one bowl stainless steel sink unit with drainer and mixer taps. There is an integrated electric oven with four ring Logic touch hob with splashback and extractor above and spaces for a fridge freezer and washing machine. The kitchen further comprises blue tiled splashbacks, wall mounted 'Alpha' gas boiler, uPVC double glazed window to the rear, a radiator and staircase to the first floor with storage cupboards and radiator below. A doorway leads into the living room.

Living Room 13'2" x 12'4" (4.01m x 3.76m)



With electric 'SMEG' fireplace, however the chimney is accessible for a log burner if preferred, with exposed brick surround and black tiled hearth, uPVC double glazed window to the front, radiator and meter cupboard.

First Floor Landing
With access to both first floor bedrooms.

Bedroom 1 39'4"'13'1"" (max) x 42'7"'9'10"" (max) (12'4" (max) x 13'3" (max))



With uPVC double glazed window to the front, loft access hatch and a radiator. A door leads into the bathroom.

Bedroom 2 7'11" x 10'3" (2.41m x 3.12m)



With uPVC double glazed window to the rear, radiator and door into bathroom.

Bathroom 5'1" x 6'9" (1.55m x 2.06m)



Fitted with a three piece suite consisting of a w.c, wash hand basin in vanity unit and panelled bath with electric shower over and shower curtain. There is a heated towel rail, tiled splashbacks and extractor.

Outside



The property is accessed by a shared pathway to the rear which leads to the rear garden via a gateway into a secure fenced garden. The area is mainly laid to lawn with paved pathway leading down to the front door where there is a patio area, dwarf brick wall and outside store which houses the gas bottles. There is also a garden shed, outside tap and bushes.

Parking

There property benefits from one allocated parking space.

Services

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

Tenure

The property is freehold.

Brochure Prepared

July 2026.

Council Tax

East Lindsey Council Tax Band A.

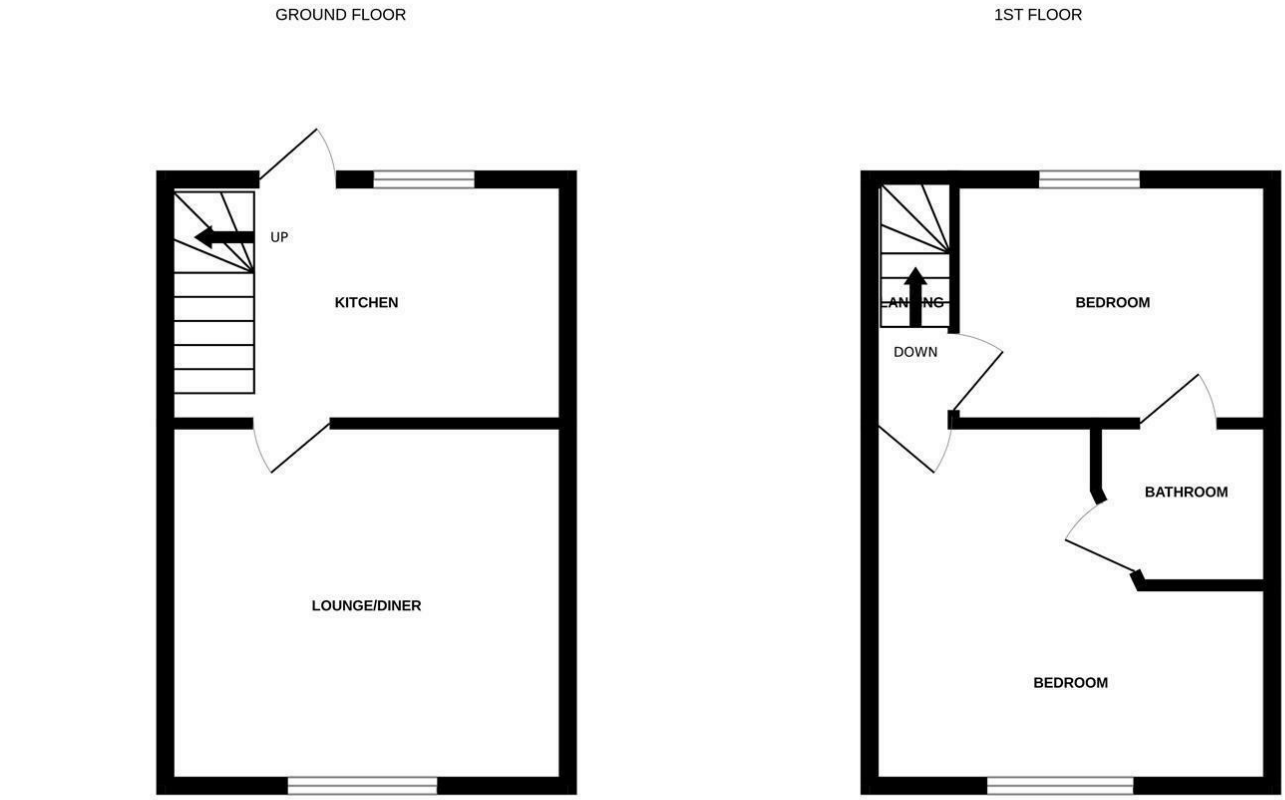
Viewings

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

Opening Hours

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

Floor Plan

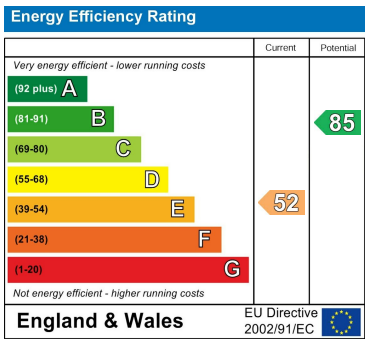


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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