



Brent House Main Road Covenham St. Bartholomew Louth LN11 0PF

£550,000

JOHN TAYLORS
EST. 1859

An excellent opportunity to acquire a modern detached house situated in a desirable village which is conveniently located for the towns of Louth and Grimsby. The property has been greatly improved by its current owners and includes a spacious open plan kitchen living dining room extension as well as having attractive views of pasture land beyond its rear garden

Rooms

Location

The village of Covenham St. Bartholomew is situated to the east of the Lincolnshire Wolds and is approximately 6.5 miles from the market town of Louth and some 13 miles south of the town of Grimsby. Both towns offer a wide variety of amenities including schools, shops, supermarkets, restaurants, golf courses and leisure facilities.

Reception Hall

The spacious entrance lobby provides a UPVC double glazed entrance door and etched glass matching side windows. The entrance hall itself offers two radiators, coving to the ceiling, two tall UPVC double glazed, vertical windows to the side elevations, a large built-in cloaks cupboard and a Nest digital thermostat. 22'2" x 10' (6.79m x 3.06m)

Lounge

With two UPVC double glazed windows to front elevation, three radiators, coving to the ceiling, a fireplace, housing a solid fuel stove and having a timber mantle shelf and tiled hearth, a double glazed sliding patio door and a TV aerial point. 24'9" x 14'9" (7.59m x 4.55m)

Dining room / Reception 2

With two UPVC double glazed windows and radiators. 13'7" x 12'5" (4.2m x 3.82m)

Living, Dining and Kitchen open plan areas

The kitchen area has fitted wall and base cupboards in cream having solid oak wood block worktops, as well as a central island which also has a solid oak wood block worktop. It has a breakfast bar with cupboards to each end, a ceramic one and a half bowl sink and an integrated Smeg dishwasher. The kitchen area also includes a radiator and an under stairs storage cupboard. The whole area has Karndean flooring with the rear elevation including an impressive 6m powder coated aluminium double glazed bifold door. It is complimented by a wood burner, two vertical radiators, UPVC double glazed windows to the side elevation, two Velux style skylights and down lighters. 7.50m x 3.71m (24'6" x 12'17") & 16' x 11'8" (4.88m x 3.62m)

Utility room

The utility room houses fitted wall and base cupboards with a wooden effect worktop which also includes a ceramic sink and draining board as well as plumbing for a washing machine and a space for a dryer. The space has a UPVC double glazed window and door to the rear elevation, with access to the garage and Karndean flooring. 2.67 m x 2.23m (8'7" x 7'3") & 6'2" x 5' (1.91m x 1.54m)

WC

With handbasin and cupboard below, WC, Karndean flooring and an extractor fan.



Office/Bedroom 5

With a UPVC double glazed window and a radiator.
13'5" x 8' (4.14m x 2.44m)

Stairs to first floor landing

With access to roof space having pulldown ladder, a UPVC double glazed window, built-in airing cupboard housing a hot water cylinder and shelving as well as coving to the ceiling.

Master Bedroom

With two UPVC double glazed windows, radiators, fitted wardrobes and coved ceiling. 15'6" x 13'9" (4.78m x 4.24m)

En-suite shower room

With a large walk-in shower having mains fed rain shower as well as a handheld shower. There is also a wash basin having fitted drawers and cupboards below, a WC having a concealed cistern, tiled flooring, a UPVC double glazed obscure glass window, a vertical chrome radiator/towel rail and an extractor fan.
8'9" x 7'4" (2.72m x 2.26m)

Bedroom 2

With a radiator, coved ceiling and a UPVC double glazed window having attractive views of open countryside beyond. 15' x 12'4" (4.59m x 3.79m)

Bedroom 3

With two UPVC double glazed windows, radiator, coved ceiling. 14'1" x 12'2" (4.3m x 3.72m)

Bedroom 4

With UPVC double glazed window, radiator and coved ceiling. 12'5" x 11'2" (3.81m x 3.44m)

Family Bathroom

With white suite comprising of a panel bath and shower tap over, splash tiling to bath, wash basin having cupboard below, WC having a concealed cistern, a UPVC double glazed window having obscure glass, vertical radiator/heated towel rail and extractor fan.
8'8" x 8'5" (2.71m x 2.6m)

Outside

There is a block paved in and out driveway providing ample off- street parking, semi mature trees and slate beds. The rear garden is mostly laid to lawn and includes a block paved area, an additional paved patio, semi mature trees, PVC oil storage tank and a large timber shed as well as stunning views of the open countryside. The outside area also offers a car port, capable of housing a caravan or motorhome, and a log shed at the rear.

Double garage

With twin electric sectional doors, a UPVC double glazed window, access to roof space, power, lighting and an oil fired central heating boiler. 22'5" x 18' (6.86m x 5.5m)

Services

The property is understood to have mains water, electricity and drainage, as well as Oil fired central heating.

Tenure

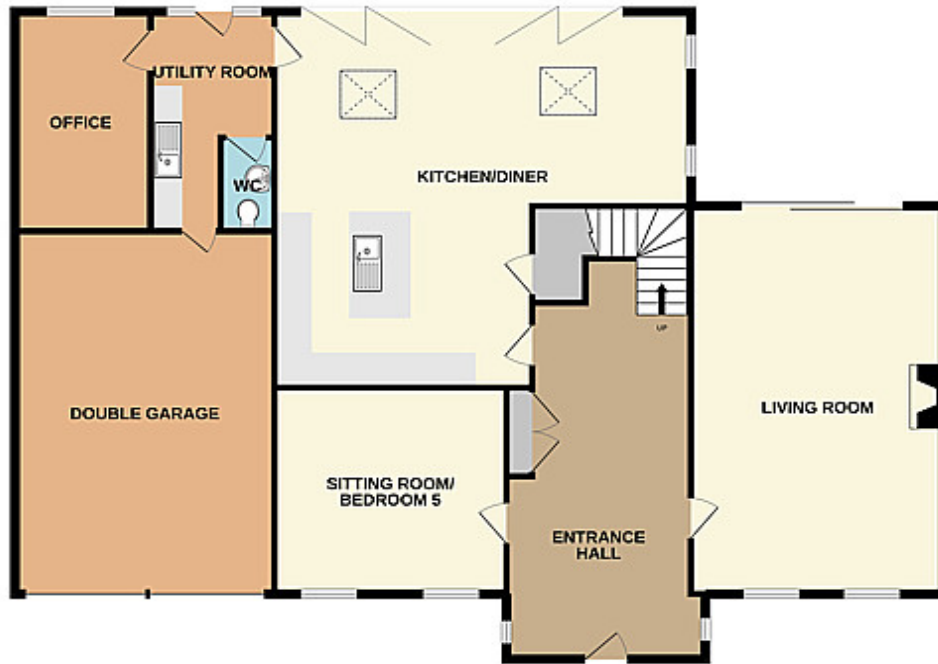
We are informed that the property is freehold

Council Tax Band

According to the Government's online portal the property is currently in Council Tax Band F.



GROUND FLOOR
1840 sq.ft. (171.0 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2781 sq.ft. (258.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	