



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

£270,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A spacious detached dormer bungalow situated in the popular village of Covenham St Bartholomew and enjoying an open aspect from the rear garden. The property benefits no onward chain and has three good size bedrooms as well as an extended breakfast kitchen. EPC rating F.

Rooms

Entrance Hall

Having a uPVC double glazed front door and side window, radiator, telephone point, under stairs cupboard and Delph shelving.

Lounge

With brick open fireplace, uPVC double glazed bay window, further uPVC double glazed window to rear elevation having views of the rear garden and fields beyond. Radiator, Delph shelving and decorative ceiling beams.

19'6" x 10'9" (6m x 3.33m)

Breakfast Kitchen

With modern high gloss fitted wall and base cupboards in cream having granite worktops, part tiled walls, integrated Bosch electric oven and microwave, fridge freezer, electric hob and stainless steel extractor hood over, central heating timing control, stainless steel sink with mini sink and drainer board, integrated washing machine and space for a dryer, Bosch integrated dishwasher, uPVC double glazed windows and external doors, radiator. 25'5" x 9'8" (7.79m x 3m)

Bedroom 3 / Dining room

With uPVC double glazed window, radiator.

9'8" x 8'7" (3m x 2.67m)

Bathroom

With panel bath and mains fed shower over, wash basin, close couple WC, part tiled walls, radiator and uPVC double glazed window.

6'5" x 5'4" (2m x 1.66m)



Stairs To First Floor Landing

With access to roof space and built-in airing cupboard housing hot water cylinder

Bedroom 1

With uPVC double glazed window, fitted wardrobe and wall cupboards, radiator. Maximum width measurement.

12' x 11' (3.66m x 3.36m)

Bedroom 2

With built-in over stairs cupboard, fitted wardrobe and wall cupboards, uPVC double glazed window and radiator. Maximum width measurement.

12' x 10'4" (3.67m x 3.17m)

Outside

The front garden comprises of a shaped lawn with inset shrubs and ornamental trees, tarmac driveway and turning area. To one side of the property is an enclosed storage area which also contains a PVC oil storage tank. The rear garden is mostly laid to lawn and includes a timber shed, paved patio area with raised flowerbeds, apple, pear and cherry trees and inset shrubs. Outside tap and lighting.

Single Garage

With up and over garage door, oil fired central heating boiler and rear pedestrian access door.

Services

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

Mobile

We understand from the Ofcom website there is limited coverage from all providers.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 8 Mbps and an upload speed of .9 Mbps and a superfast download speed of 79 Mbps and upload speed of 20 Mbps. Openreach network is available.



Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band C.

Tenure

The property is understood to be freehold.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

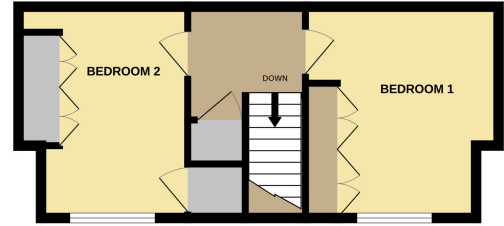
Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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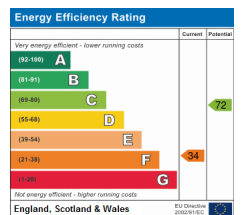
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.