



The Oaks

Covenham St. Mary

M A S O N S

SINCE 1850

The Oaks

Newbridge Lane, Covenham
St. Mary, LN11 0PQ



Detached family home

Three double bedrooms

Modern extension with bi-fold doors

Generous sized plot

Desirable location

Energy-efficient improvements have been made
throughout the property

Attractive double garage

Ample off-road parking providing convenience
for multiple vehicles

This spacious and versatile three-bedroom property offers well-proportioned accommodation throughout, with all three bedrooms being comfortable doubles. At the heart of the home is a modern kitchen diner, further enhanced by an extension featuring impressive floor-to-ceiling windows and bi-fold doors, allowing an abundance of natural light to flow into the space while creating a strong connection with the outdoor areas.

The ground floor also features a large lounge, alongside a convenient downstairs W/C. A further versatile room offers the potential to be utilised as an additional ground-floor bedroom, while currently serving as a home office. The property is further complemented by a practical utility area and the added benefit of a double garage, providing excellent storage and parking options.

The property has also benefited from a range of energy-efficient improvements, adding to the overall appeal and practicality of the home.

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Externally, the property benefits from an extensive driveway, providing ample off-road parking for multiple vehicles and leading to the double garage. Occupying a generous corner plot, the property enjoys a large garden which provides plenty of space for outdoor use and further enhances the overall setting.

The position of the plot also allows the property to benefit from its rural surroundings, offering an open and pleasant outlook while retaining excellent space around the home.





Entered via a spacious and welcoming hallway, where an abundance of natural light creates an immediate sense of space upon arrival. The generous proportions of the hallway provide an excellent introduction to the accommodation, while the contemporary glass-feature staircase creates a striking focal point and leads to the first-floor accommodation. The modern design of the staircase further enhances the overall feel of the space, with the open glass detailing allowing light to continue throughout the area. The hallway also provides access to a convenient downstairs W/C, adding further practicality to the ground-floor layout.



The lounge is a particularly generous reception room, offering ample space for a variety of seating and furniture arrangements. Benefiting from a double-aspect layout, the room enjoys natural light from two aspects, creating a bright and well-balanced living space throughout the day. A feature fireplace provides a central focal point within the room and adds character to the space. The overall size and layout of the lounge make it well suited to both everyday family living and entertaining.



The kitchen diner has been finished to a high standard and provides an impressive and well-designed space at the heart of the home. The kitchen is fitted with a comprehensive range of sleek white gloss wall and base units, creating a modern and contemporary finish while offering ample storage and workspace. A selection of integrated appliances further enhances the practicality of the kitchen, making it well suited to the demands of everyday family life.



The kitchen flows naturally into the adjoining dining area, creating an open and sociable layout with plenty of space for a family dining table and additional furniture. This arrangement makes the space particularly well suited for both everyday use and entertaining, while maintaining a clear connection between the different areas of the ground-floor accommodation.



Continuing from the dining area is the recently added extension, which provides a bright and versatile additional living space. The extension has been designed to maximise natural light, with an impressive array of large windows surrounding the room and creating a light and open feel throughout. Bi-fold doors further enhance the space, providing direct access to the garden and allowing the indoor and outdoor areas to be easily enjoyed together during the warmer months.



Together, the kitchen, dining area and extension create a substantial and flexible space which has been thoughtfully designed for modern living, offering a practical combination of cooking, dining and additional living accommodation.



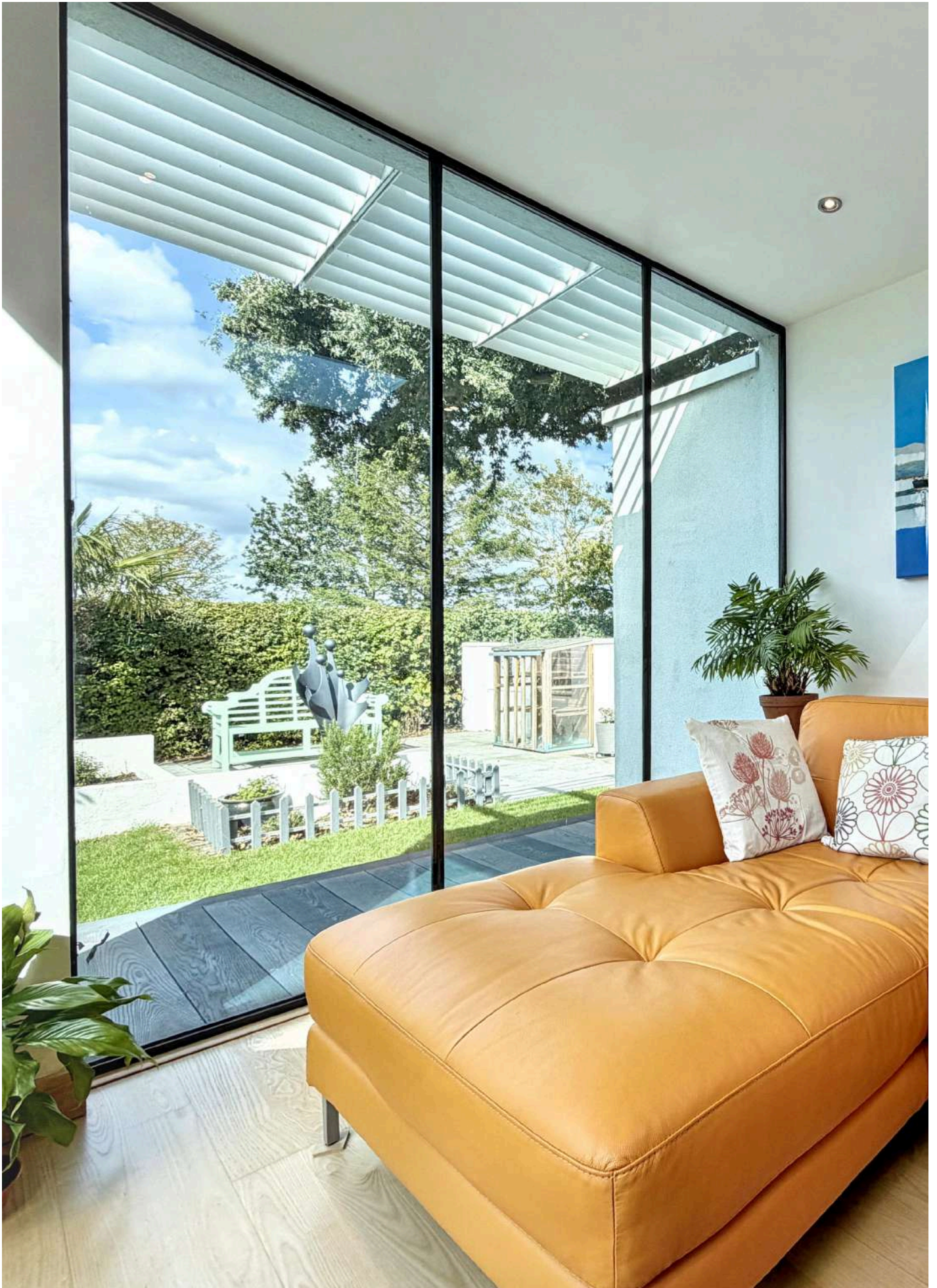


Flowing directly from the kitchen is a practical utility room, providing a useful extension to the main kitchen space. The utility offers additional room for household appliances and storage, helping to keep the kitchen organised and providing a dedicated area for day-to-day household requirements. The utility also benefits from a water softener, providing an additional feature which serves the property.

The room also benefits from access to the rear of the property via the back door, providing a convenient entrance from the garden and outdoor areas. In addition, there is internal access to the integral garage, offering further practicality and convenience, particularly for storage or everyday use.

Following through from the utility, sits a versatile room, currently utilised as a home office. This well-proportioned space offers flexibility depending on the requirements of the next owner and could alternatively provide the potential for a ground-floor bedroom. This makes the accommodation particularly adaptable and well suited to a range of lifestyles, including those seeking additional space for working from home, hobbies or ground-floor living.







The spacious and bright hallway provides an attractive introduction to the first-floor accommodation and is further enhanced by the addition of both a family bathroom and separate shower room, creating a particularly practical arrangement for modern family living. The availability of two separate facilities offers greater flexibility for larger households and helps to accommodate the demands of busy mornings and everyday routines.



The family bathroom provides a comfortable space for day-to-day use, while the separate shower room offers an additional convenient facility for other members of the household or guests. This thoughtful arrangement reduces the need to rely on a single bathroom and adds to the overall functionality of the property, making it particularly well suited to families and those seeking generous accommodation with practical facilities throughout.







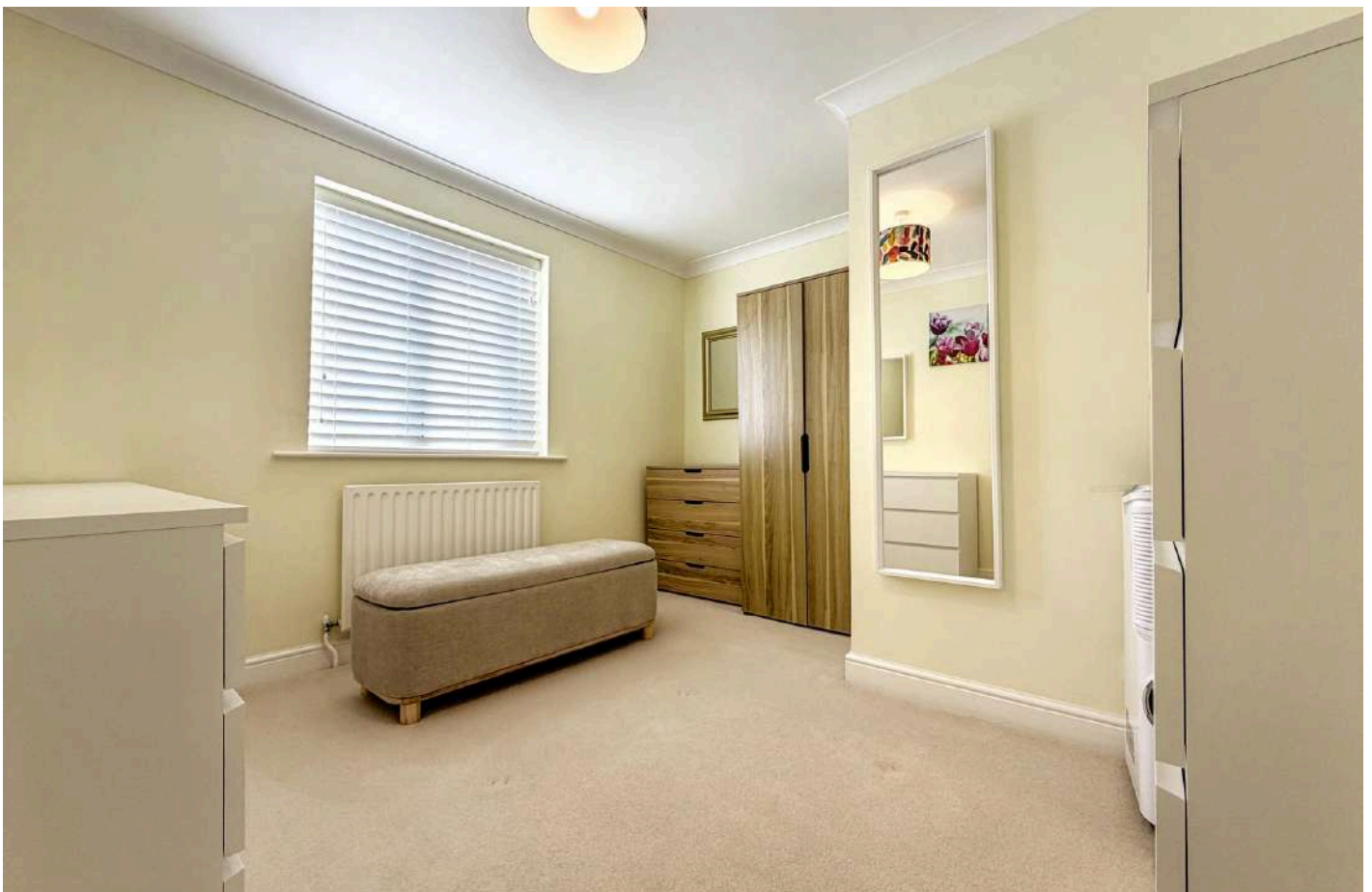
The principal bedroom is a generously proportioned room and benefits from a double-aspect layout, allowing plenty of natural light to flow through the space from both sides. Built-in wardrobes provide useful storage without compromising the overall floor space, while the room comfortably accommodates additional bedroom furniture. The size and layout make this a practical and well-balanced principal bedroom within the home.



Bedroom two is a spacious double bedroom, offering ample room for a range of bedroom furniture. The room benefits from a bright and airy feel, with generous proportions making it suitable for use as a family bedroom, guest room or additional accommodation to suit the requirements of the household.



Bedroom three is currently utilised as a dressing room, providing a versatile space with ample room for wardrobes, drawers and additional storage. The room could easily be adapted back into a bedroom if required, offering flexibility for the next owners depending on their individual needs and lifestyle.





A particular highlight of the property is the substantial garden, extending to just over a third of an acre and providing an exceptional amount of outdoor space. The garden offers a variety of areas to suit both relaxation and practical use, with a newly laid patio and contemporary-style decking flowing directly from the recently added extension, creating an excellent space for outdoor dining and entertaining.

The extensive grounds also incorporate a dedicated vegetable garden for those with an interest in growing their own produce, along with a large garden shed providing useful storage for equipment and outdoor furniture. A summer house further enhances the outside space, offering a versatile additional area that could be enjoyed for relaxation, entertaining or a variety of other uses. With its impressive size and range of features, the garden is a significant aspect of the property, providing extensive space and flexibility that is rarely found.

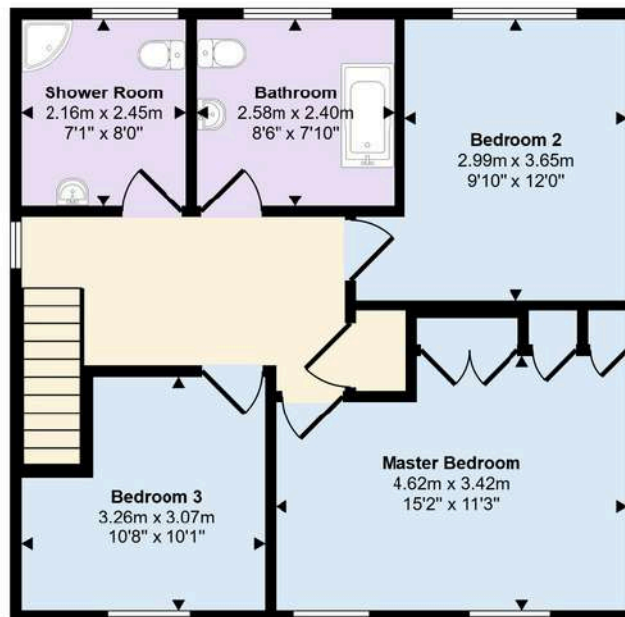






Ground Floor

Approx 124 sq m / 1334 sq ft



First Floor

Approx 62 sq m / 671 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Covenham St. Mary

Village Life



Covenham is separated into two areas corresponding to the Grade II Listed churches of St. Bartholomew and St. Mary. The village stands in an area of attractive countryside just to the east of the Lincolnshire Wolds.

Covenham is located away from the A16 road though within easy reach, and thereby ideal for commuting to the market town of Louth, approximately five miles to the south, or the larger business centre of Grimsby which is about 11 miles to the north.

The Humberside Airport is approximately 22 miles away. To the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for sailing and other water sports. The coast is about 10 miles away at the nearest point and stretches north to Cleethorpes and south along nature reserves and sandy beaches to Mablethorpe and Sutton-on-Sea to the south.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains electricity, water and drainage, while heating is to a Daikin Air Source Heat Pump, but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///hobble.snowball.sprawls

Directions

To drive to the property from Louth, take the A16 towards Grimsby, continue through Fotherby and upon entering Utterby village take the first right hand turning into Ings Lane. Follow this lane for some distance until the junction and bear left here towards Covenham. Proceed into the village and take the second right turning into Newbridge Lane where The Oaks will be found on the left side positioned in the corner before a right hand bend.

Agent's Note

The property benefits from an impressive range of energy-efficient technology, including a Daikin air source heat pump installed in 2024, providing heating and hot water. A 6kW combined solar panel system, together with two Tesla Powerwall batteries, helps reduce energy costs, provides backup power during outages and results in negative electricity bills for more than six months of the year. The 4kW house system also benefits from a Feed-in Tariff generating over £3,000 per annum until 2036.

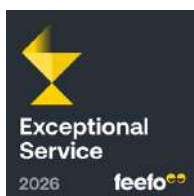
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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