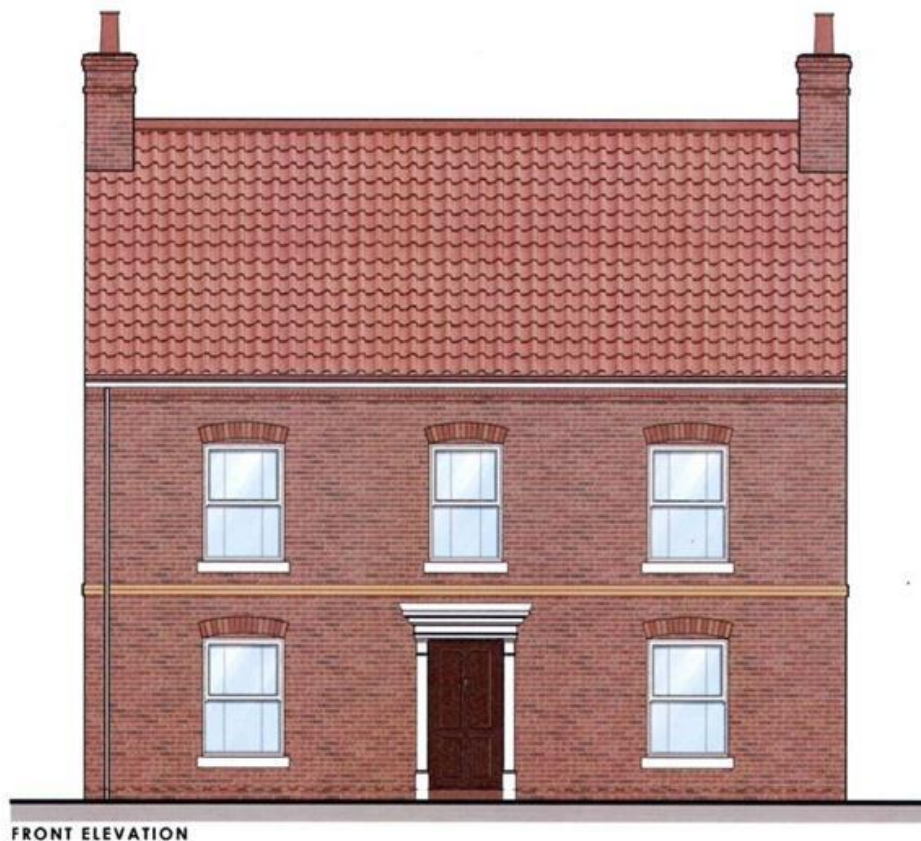


# MARTIN MASLIN

NEW HOUSE  
NEWBRIDGE LANE  
COVENHAM ST MARY  
LOUTH  
LINCOLNSHIRE  
LN11 0PQ



We are pleased to offer to the market this impressive brand new detached residence currently under construction on Newbridge Lane in the picturesque village of Covenham St Mary. Designed in the style of a classic Lincolnshire farmhouse the property will provide impressive family size accommodation equipped to a superb standard throughout and will be set within extensive gardens with eastern views across open fields. Briefly comprising:- Reception Hall, Cloakroom, Lounge, Family/Dining Room, Dining Kitchen with units, appliances etc, Sun Room (linking directly to the Lounge and Dining Kitchen for an open plan feel) Utility Room, Master Bedroom with ensuite Dressing and Shower Rooms, three further double Bedrooms and Family Bathroom. Central heating, sash style uPVC windows, security alarm, Double Garage etc.

£410,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## DESIGN AND SPECIFICATION

The information within this brochure is provided as a general guide only as construction commences. Depending upon the stage of construction the successful buyer will be able to make their own choices regarding matters such as kitchen units, bathroom/shower room suites, fireplaces and tiling etc.

**The accommodation will comprise:-**

### GROUND FLOOR

#### RECEPTION HALL

A good size and welcoming entrance area from where the staircase will rise to the first floor.

#### CLOAKROOM

To be fitted with a w.c and handbasin.

#### LOUNGE

**3.88m (12' 9") x 6.37m (20' 11")**

A lovely Lounge with double aspect windows and double doors linking through to the Sun Room. There will be a chimney suitable for use with a log burning stove if required.

#### FAMILY ROOM

**3.44m (11' 3") x 4.27m (14' 0")**

Another well proportioned reception room equally suitable for use as a formal Dining Room or home office.

#### DINING KITCHEN

**5.58m (18' 4") x 4.74m (15' 7")**

To be equipped with an excellent range of wall and base cabinets and built in appliances plus an island unit. The room will enjoy plenty of light due to windows to two elevations and double doors will link directly to the Sun Room.

#### SUN ROOM

**4.03m (13' 3") x 4.03m (13' 3")**

With a lantern roof and two sets of French doors opening to the garden.

#### UTILITY ROOM

**2.24m (7' 4") x 2.00m (6' 7")**

Leading off the Dining Kitchen and to be equipped with a range of units and provision for appliances.

### FIRST FLOOR

#### LANDING

With the airing cupboard housing the hot water cylinder.

#### MASTER BEDROOM SUITE

A superb principal suite comprising:-

#### BEDROOM

**4.74m (15' 7") x 3.28m (10' 9")**

With double aspect windows and doors opening to the ensuite Dressing Room and ensuite Shower Room.

#### ENSUITE SHOWER ROOM

**2.20m (7' 3") x 2.32m (7' 7")**

To be equipped with a shower cubicle, mixer shower, washbasin and w.c.

#### ENSUITE DRESSING ROOM

**2.20m (7' 3") x 2.32m (7' 7")**

#### BEDROOM TWO

**3.44m (11' 3") x 3.97m (13' 0")**

Positioned at the front of the house.

#### BEDROOM THREE

**3.88m (12' 9") x 3.13m (10' 3")**

A good double bedroom.

#### BEDROOM FOUR

**3.88m (12' 9") x 3.13m (10' 3")**

Again a double bedroom.

#### FAMILY BATHROOM

**3.44m (11' 3") max x 2.30m (7' 7")**

To be equipped with a bath, washbasin, w.c and shower cubicle housing the mixer shower.

### OUTSIDE

#### DOUBLE GARAGE

A detached garage standing in the corner of the rear garden and with an electrically operated main door and a side door.

The house will stand within excellent size gardens which will be principally lawned to both the front and rear. A long driveway will serve the garage and provide space for parking several vehicles.

#### SERVICES

Mains water, electricity and drainage will be connected.

#### CENTRAL HEATING

An oil fired system will be installed comprising under floor heating to the ground floor and radiators to the first floor. Solar panels will also be fitted to the property for increased energy efficiency. Please note purchasers will have the option to upgrade the system to an air source heat pump at extra cost if required - this should entitle them to the financial benefits of the Governments Renewable Heat Incentive Scheme.

#### DOUBLE GLAZING

The property will have the benefit of sash style uPVC framed double glazed windows.

## SECURITY

A security alarm system will be installed.

## LOCAL AUTHORITY

East Lindsey District Council.

## COUNCIL TAX

To be assessed on completion.

## TENURE

Freehold - subject to Solicitors verification.

## BUILDING WARRANTY

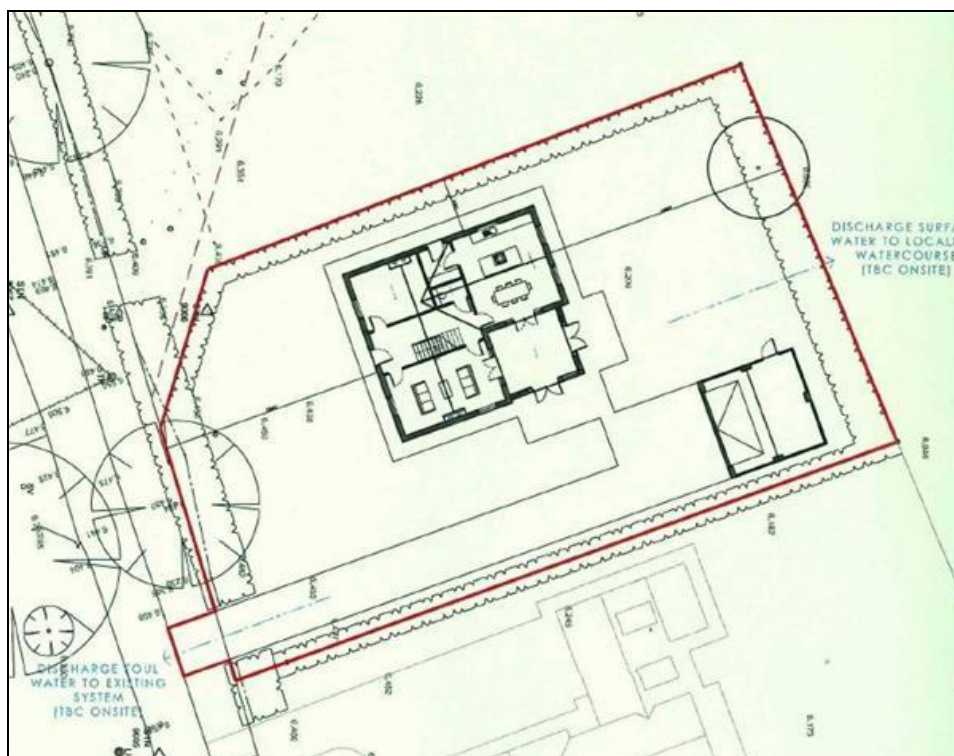
The newly built property will have the benefit of a 10 year Warranty provided by Sutherland Consulting of Market Rasen.

## VIEWING

By appointment through the Agents on Grimsby 311000.

## LOCATION AND AMENITIES

The new property is located on the eastern fringe of the pretty village of Covenham St Mary which is itself situated just a few miles from the delightful Georgian town of Louth. The village and its adjoining sister village of Covenham St Bartholomew include a well regarded restaurant and a village hall. The property will fall within the catchment of the highly regarded King Edward Grammar School in Louth.





**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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