



# CHOICE PROPERTIES

*Estate Agents*

25 Maple Close,  
Louth, LN11 0DW

Price £350,000



Choice Properties are delighted to bring to market this superb three bedroom detached bungalow situated in a sought after position on Maple Close located in the thriving market town of Louth. The residence is beautifully maintained and benefits from spacious rooms and large windows which create a bright and airy interior. The interior is comprised of three bedrooms (one ensuite), a kitchen, two reception rooms, a utility room, a family bathroom, and a separate wc. To the exterior, the property features immaculate gardens, a detached garage, a workshop, a greenhouse, a summer house, and a driveway with space for up to four vehicles. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the generously sized internal living accommodation comprises:-

### **Hallway**

20'4 x 3'7

With composite entrance door. Airing cupboard housing the hot water tank and fitted shelving. Access to loft via loft hatch. Radiator. Power points. Thermostat.

### **Living Room**

11'1 x 14'6

Spacious living room with large bay uPVC window to front aspect. Electric fireplace with quartz hearth, surround and mantel. Radiator. Power points. Tv aerial point.

### **Dining Room**

15'6 x 12'7

Capacious reception room with space for a dining room table. Large sliding uPVC doors leading to rear garden. uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

### **Kitchen**

7'11 x 12'2

Fitted with a range of oak wall, base, and drawer units with work surfaces over. One and a half bowl sink with mixer tap and drainer. Gas cooker with extractor hood and tiled splashback over. Space for under counter fridge freezer. Part tiled walls. Spot lighting. Large uPVC window to front aspect. Radiator. Power points. Internal door to utility room.

### **Utility Room**

7'9 x 4'9

Fitted with wall and base units with work surfaces over. 'Remeha' gas boiler. Plumbing for washing machine. Space for dryer. Single bowl sink with mixer tap and drainer. Part metro tiled walls. Spot lighting. Space for dishwasher. External uPVC door to rear garden. uPVC window to rear aspect. Radiator. Power points.

### **WC**

4'6 x 3'0

Fitted with a low level wc and a corner wall mounted wash hand basin with single taps. Mosaic tiled walls. Radiator. Frosted uPVC window to side aspect.

### **Bedroom 1**

10'2 x 12'9

Spacious double bedroom with a large uPVC window to side aspect. Fitted wardrobe with three double doors. Radiator. Power points. Sliding frosted glass door to en-suite shower room.

### **Ensuite Shower Room**

5'6 x 7'8

Fitted with a large fully tiled walk in 'Mira' shower, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Spot lighting. Extractor. Tiled flooring. Part tiled walls.

### **Bedroom 2**

10'3 x 8'8

Double bedroom with two windows to side aspect. Radiator. Power points. Telephone points.

### **Bedroom 3**

9'4 x 9'0

Double bedroom currently used as an office space. Fitted wardrobes/cupboards. uPVC window to front aspect. Radiator. Power points.

### **Bathroom**

5'7 x 9'1

Fitted with a three piece suite comprising of a double ended panelled bath with chrome mixer tap and a shower over with bifold shower screen, a back to wall wc, and a wash hand basin set over vanity unit. Chrome heated towel rail. Fitted storage cabinets. Herringbone flooring. Part tiled walls. Electric shaver point. Frosted window to rear aspect.

## **Garage**

8'6 x 17'0

Fitted with power and lighting and an up and over garage door. Pedestrian access door to side. Vaulted ceilings.

## **Workshop**

16'10 x 9'10

Fitted with power and lighting. Hardwood pedestrian access door. Dual aspect windows.

## **Gardens**

The property benefits from a garden space to both the front and the rear of the property. The rear garden is fully enclosed with fencing to the perimeter and is predominantly laid to lawn. The rear garden features a plethora of plants and shrubs which provides the space with a kaleidoscope of colour and further benefits from a summerhouse in addition to providing access to the workshop and garage. The front garden is also predominantly laid to lawn and the well proportioned space is lined with various plants and trees which injects the garden with life. The garden also benefits from a lean to greenhouse, outdoor power, outdoor lighting, outdoor water, and a small courtyard area.

## **Driveway**

Private driveway providing off the road parking space for up to four vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - D.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, Louth. Tel 01507 860033

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

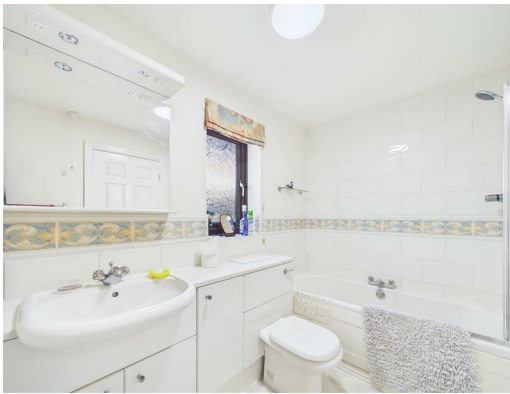
Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

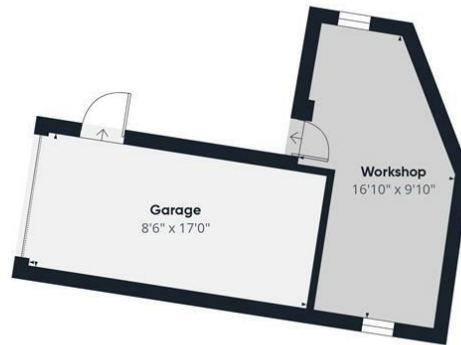








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1372 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Put the postcode LN11 0NW into your sat-nav, this will take you to Maple Close. Follow the road towards the end and the property will be on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

