



# CHOICE PROPERTIES

## *Estate Agents*

20 Maple Close,  
Louth, LN11 0DW

Price £285,000



Choice Properties is proud to offer this well presented four-bedroom bungalow in the highly desirable market town of Louth, offering elegant and accessible single-level living. Set within a peaceful and sought-after location, this property benefits from a private driveway and a practical layout designed for comfort and convenience. With neutral décor throughout, built-in storage and flexible living space, this bungalow offers a rare opportunity to purchase a premium home in one of Louth's most popular areas.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light accommodation comprises:-

### **Entrance Hallway**

9'3" x 4'5"

A welcoming entrance hall with radiator, providing access to Bedroom One, Bedroom Two, Bedroom Four/Study, the living room, dining area, kitchen, utility room and bathroom. Loft access is also available from here.

### **Living Room**

18'9" x 11'7"

A spacious living room, neutrally decorated to create a bright and versatile space. A large window and two smaller windows allow for plenty of natural light, further enhanced by access to the sunroom. A character fireplace provides an attractive focal point to the room.

### **Dining Area**

12'10" x 8'9"

The dining area features neutral décor and a radiator, offering a comfortable space for everyday dining. Sliding doors lead through to the sunroom, allowing additional natural light to flow into the room. You can also access bedroom 3 from here.

### **Kitchen**

9'11" x 9'4"

The kitchen benefits from a large window and radiator, creating a bright and practical space. Fitted with a range of wooden wall and base units providing ample cupboard storage, there is space for a cooker/hob, dishwasher and fridge. A tiled splashback completes the room.

### **Sunroom**

9'1" x 13'6"

The sunroom is of uPVC double-glazed construction with an attractive pitched roof, creating a bright and airy additional reception space overlooking the garden.

### **Bathroom**

9'8" x 5'6"

Fitted with a three-piece suite comprising a wash hand basin, W.C. and bath with shower over. The room also benefits from a radiator, window, tiled walls and useful space for storage.

### **Utility**

7'1" x 5'0"

The utility room offers additional storage and worktop space, with room for a washing machine/dryer and fridge/freezer. It provides access to the separate W.C. and an external door to the side of the property. The Viessmann boiler is also located here.

### **W.C**

7'2" x 2'10"

A handy W.C. featuring a two-piece suite with hand basin and W.C., complemented by a tiled splashback. The room also benefits from a window and radiator.

### **Bedroom 1**

10'9" x 12'6"

A spacious bedroom featuring light grey carpet, a large window and radiator. Double doors lead through to the en-suite, and the room also houses the electric consumer unit and house alarm box.

### **Ensuite**

9'7" x 5'8"

The wet room features walls fully covered with splashback board and comprises an accessible shower, W.C. and hand basin. There is also a heated towel rail, a window and an extractor fan.

### **Bedroom 2**

10'1" x 9'9"

A double bedroom decorated neutrally, with two windows and a radiator. The room benefits from built-in wardrobes spanning one wall, providing excellent storage.

### **Bedroom 3**

10'3" x 10'4"

A bright double bedroom with two large windows offering views over the rear garden. The room also benefits from a radiator.

### **Bedroom 4 / Study**

8'8" x 6'10"

Currently used as a study, this versatile room features light grey carpet, a radiator and a window. A wall-fitted worktop is included and can be used as is or removed to suit your needs.

### **Double Garage**

The property benefits from a spacious double garage located at the end of the driveway, ideal for secure parking, storage, or workshop use.

### **Gardens**

The front garden is laid to lawn with established shrubs, while the generously sized rear garden features a mix of grass, shrubs, and mature trees. Steps to the side of the garden lead down to the lower section, and a small patio area to the rear of the house provides an ideal space for spring and summer use. The garden also includes a washing line and is fully enclosed with fencing, offering a secure and private outdoor space.

### **Driveway**

The property also benefits from a spacious driveway, providing ample parking for multiple vehicles.

### **Tenure**

Freehold.

### **Council Tax**

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 - 01507 860033

### **Opening Hours**

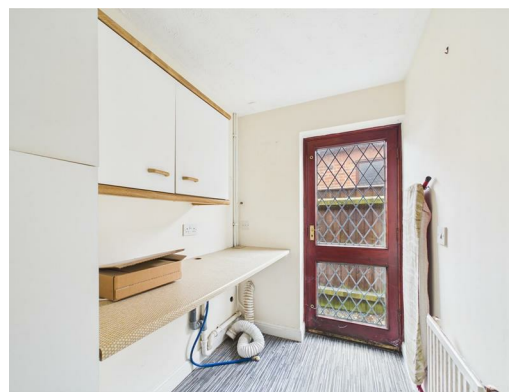
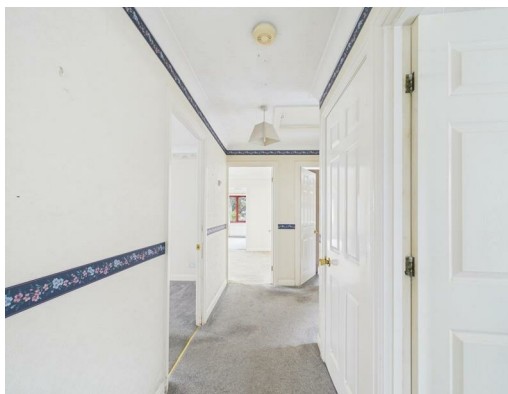
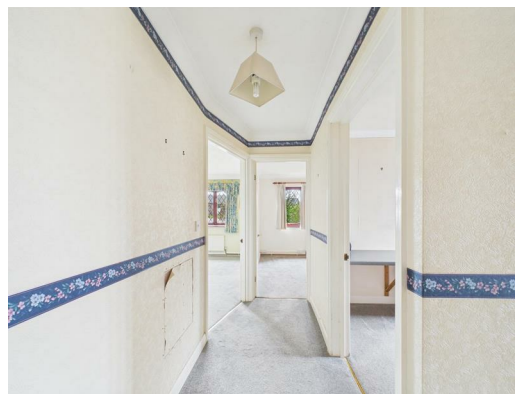
Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

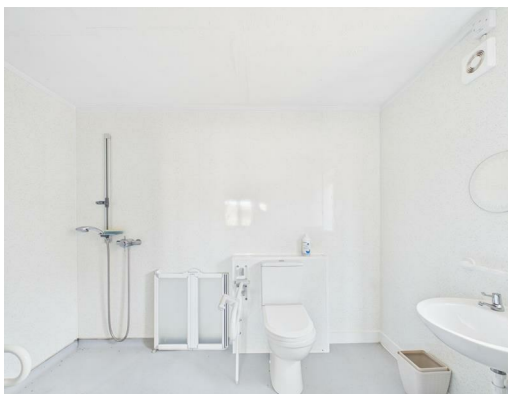
### **Making An Offer**

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.









Approximate total area<sup>m</sup>  
1295 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.

GIRAFFE360

# Directions

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         | 100+      |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 |           |

