



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



20 Maple Close
Louth
LN11 0DW

Offers in the Region Of
£325,000

This truly substantial detached bungalow is tucked in the corner of this quiet cul de sac, found just off Victoria Road in Louth. Offered for sale with NO FORWARD CHAIN the property benefits from a large driveway leading to a detached DOUBLE GARAGE and a mature private plot. Ideal for families or traditional retirement, the bungalow offers flexible and generous living accommodation throughout, internal viewings are considered essential in order to fully appreciate the sheer amount of living space on offer which is comprised of: Porch, entrance hallway, lounge, sitting room, conservatory, fitted kitchen, utility room, cloakroom, family bathroom suite, four bedrooms, the largest of which has an en suite wet room. The property has the benefit of gas central heating system. Outside, there are large private gardens, along with long driveway and detached double garage.

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Entrance Porch

Undercover entrance porch with glazed side panels leads to entrance door

Entrance Hallway

Glass panel entrance door with leaded glazed side panel opens into entrance hallway, leading to internal living accommodation. Radiator, Built in cupboard housing boiler

Lounge

18' 5" x 11' 5" (5.609m x 3.492m)

Window to side, two small windows to rear. Sliding leaded doors to side leading to conservatory. Radiator and gas fire inset on traditional fireplace and surround.

Conservatory

13' 6" x 8' 11" (4.109m x 2.706m)

uPVC double glazed windows to both sides with double doors leading to the outside. Ceiling light and fan. Sliding doors to side lead into the sitting room

Sitting room

8' 8" x 12' 9" (2.642m x 3.875m)

Radiator, door to rear leads to bedroom 2

Kitchen

9' 10" x 9' 9" (2.988m x 2.982m)

Window to rear, range of modern fitted base and wall units incorporating sink unit, space for cooker and other appliances.

Utility

room

7' 6" x 4' 10" (2.293m x 1.461m)

Door to side leads to outside. Worktops with plumbing for washing machine and Door to side leads to cloakroom and vent for tumble drier. Radiator

Cloakroom

7' 1" x 2' 7" (2.162m x 0.79m)

Window to side, low flush w/c, wash basin.

Family Bathroom

9' 7" x 5' 3" (2.910m x 1.596m)

Opaque window to side. Panelled bath

Family Bathroom

9' 7" x 5' 3" (2.910m x 1.596m)

Opaque leaded window to side. Pedestal wash basin, close coupled w/c, extractor fan, tiled walls and mermaid style wall boarding. Radiator

Bedroom 1

Leaded double glazed window to front, radiator. Double doors to rear leading into Wet room

Wet room

9' 5" x 5' 6" (2.88m x 1.664m)

Opaque leaded window to side, close coupled w/c , pedestal wash basin shower, mermaid boarding to walls, extractor fan.

Bedroom 2

10' 1" x 10' 1" (3.084m x 3.068m)

Located just off the sitting room at the rear of the property. Dual aspect leaded windows to side and rear, radiator

Bedroom 3

10' 0" x 9' 7" (3.036m x 2.930m)

Leaded window to front, radiator, range of built in fitted wardrobes

Bedroom 4

Leaded window to side , radiator. Built in shelving. Was previously used as an office but also useable as a 4th bedrooms

Double Garage

14' 11" x 17' 1" (4.543m x 5.207m)

Twin "up and over" doors, light and power

Outside

The front of the property is accessed by a long concrete driveway leading to the double garage. There is a lawned garden to the front with shrub borders to the side. A hardstanding area adjacent to the garage leads to a mature rear garden which is private and not overlooked with established trees and plants. There is a patio area accessed from the conservatory ideal for al fresco dining/entertaining etc



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

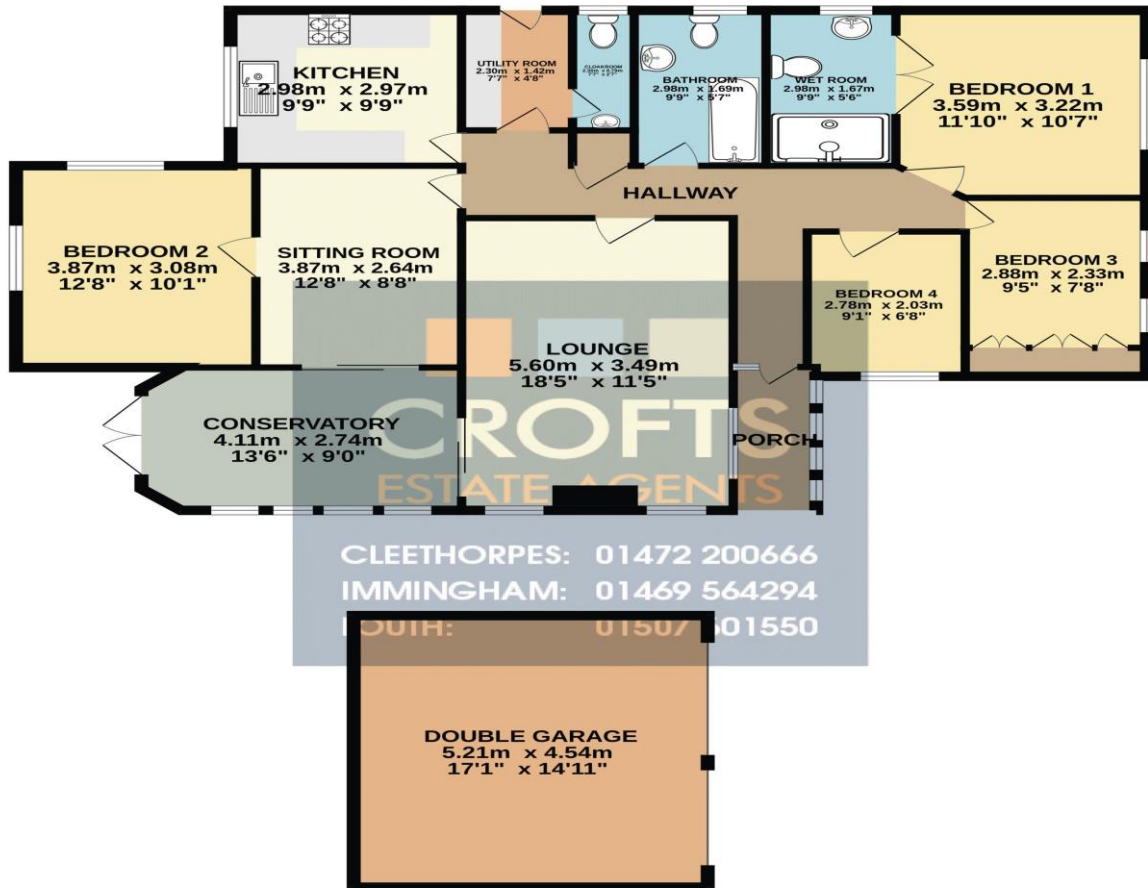




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
138.7 sq.m. (1493 sq.ft.) approx.



TOTAL FLOOR AREA : 138.7 sq.m. (1493 sq.ft.) 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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