

TES
PROPERTY



21 Maple Close, Louth, LN11 0DW
Asking Price £299,500

No Onward Chain

Nestled away down a quiet cul-de-sac in the popular market town of Louth close to shops and amenities. Internally the property benefits from versatile living throughout comprising a kitchen, utility with cloakroom off, dining room, sun room, living room, three bedrooms with an en-suite to bedroom 1 and an additional bathroom. Externally featuring front and rear gardens along with a sizeable driveway with parking for multiple vehicles which leads down to a single garage.

Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Entrance Hall



Enter the property through a part glazed uPVC door with glazed side panel into a welcoming 'L' shaped hall with wood effect floor covering, a central heating radiator, thermostat controls and telephone point. There is coving to the ceiling, a useful airing cupboard and access to the loft space via a pull down ladder. All principle rooms lead off the Hall.

Kitchen 12'11 x 7'11 (3.94m x 2.41m)



A well appointed kitchen with a uPVC double glazed window to the front aspect and a central heating radiator. The kitchen is fitted with a comprehensive range of traditional wall and base units with contrasting work tops and tiled splash back. There is a 1 1/2 bowl resin sink with chrome mixer taps, an integrated fridge and electric double oven and grill with a four burner gas hob with extractor fan above. A door leads to:

Utility Room 8'04" x 8'09" (2.54m x 2.67m)



A compact 'L' shaped room having a uPVC double glazed window to the rear aspect and a part glazed uPVC door providing access to the side driveway. The room is fitted with a tall larder cupboard, a worktop runs along one wall with plumbing underneath for a washing machine / dishwasher and there is space for a dryer or freezer, the wood effect floor covering from the hall and the kitchen continues into the utility room. A door leads to:

Cloakroom



With a high level uPVC double glazed window and central heating radiator, there is a small corner wash basin and a WC, the wood effect floor covering continues into the WC.

Living Room 14'08" x 11'03" (4.47m x 3.43m)



Enter the living room from the hall through a wooden glazed door with glazed side panel. The room has a double glazed uPVC bow window to the front aspect allowing the room to be filled with natural light and a vista of the front garden, there is a feature wall mounted gas fire providing a focal point, a central heating radiator and coving to the ceiling.

Dining Room 12'09" x 8'08" (3.89m x 2.64m)



Having coving to the ceiling and a central heating radiator. Internal Georgian style French doors lead to:

Sun Room 10'01" x 11'11" (3.07m x 3.63m)



A lovely light room with a central heating radiator, dual aspect uPVC double glazed windows and sliding patio doors leading onto the rear garden and patio.

Bedroom 1 10'00" x 10'05" (3.05m x 3.18m)



Having a uPVC double glazed window to the rear aspect, coving to the ceiling and a central heating radiator. There are fitted wardrobes to one wall with mirrored doors. A door leads to:

En-Suite Shower Room 5'07" x 4'11" (1.70m x 1.50m)



Having a frosted uPVC double glazed window to the side aspect and heated towel rail. The room is part tiled and has a corner shower cubicle with mains fed shower and a wash basin with vanity cupboard underneath.

Bedroom 2 9'04" x 11'09" (2.84m x 3.58m)



Having a uPVC double glazed window to the front aspect, a central heating radiator and fitted wardrobes with mirrored doors.

Bedroom 3 10'06" x 6'09" (3.20m x 2.06m)



Having a uPVC double glazed window to the rear aspect and a central heating radiator.

Bathroom 6'09" x 5'07" (2.06m x 1.70m)



Having an 'S' shaped white bath with shower screen and mixer shower taps, a WC and a wash basin with vanity cupboard underneath, the walls are fully tiled, a heated towel rail and a frosted uPVC double glazed window to the side aspect.

Front Garden

The property has a pleasant front garden, set back from the road with a lawned area surrounded by flower borders and mature shrubs. A generous driveway leads along the side of the bungalow to:

Detached Garage

A single brick built detached garage with up and over door, power and lighting. A gate to the side of the garage leads to:

Rear Garden



The private rear garden is fully enclosed on all sides and is mainly laid to lawn with flower borders, mature hedges and shrubs.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitor's confirmation.

Council Tax Band

East Lindsey Council Tax Band C

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

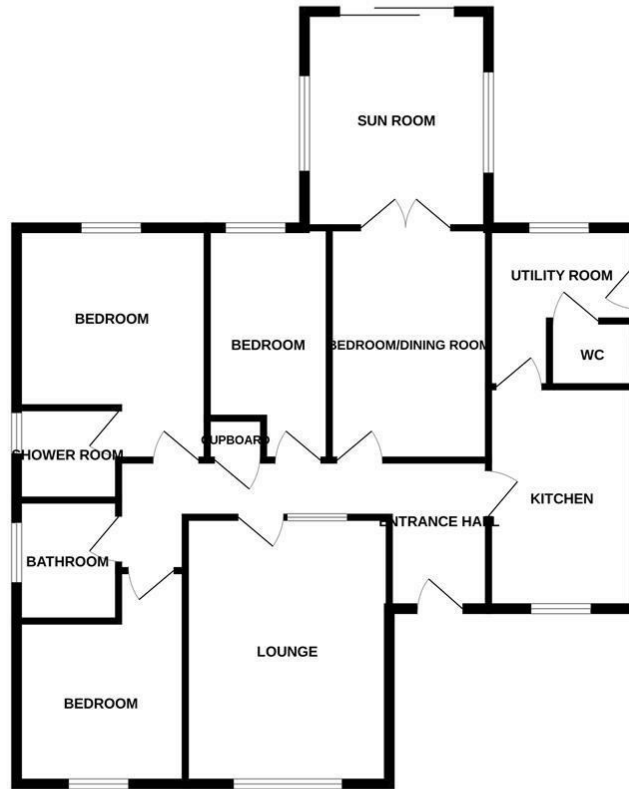
Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

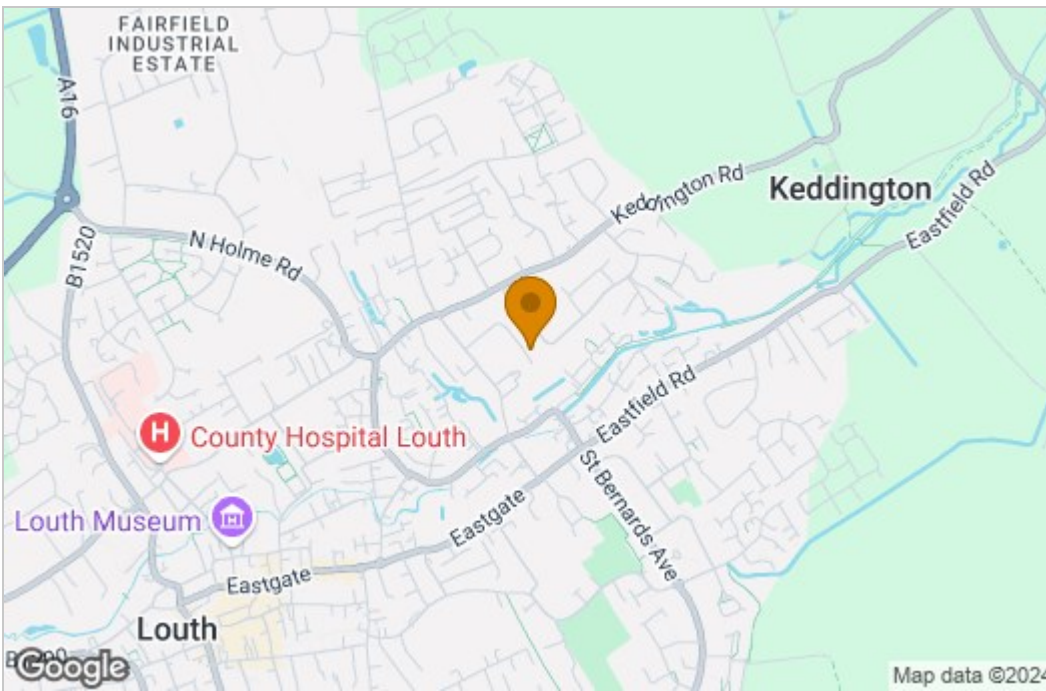
Floor Plan

GROUND FLOOR

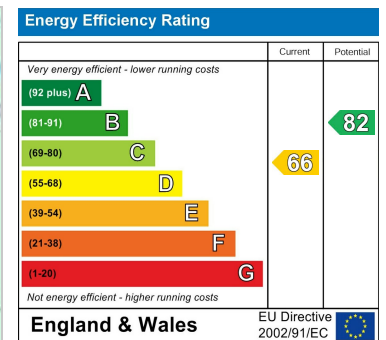


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.