



7 Maple Close
Horncastle, LN9 5EY

BELL



7 Maple Close is a spacious, detached, three-bedroom bungalow; enjoying a south-facing position, at the head of this small close of similar properties. With low-maintenance garden spaces, driveway and garage parking; the property boasts an open-plan living-dining room, plus conservatory, leading through from front to back.

The property is within walking distance for most of the full range of services and amenities on offer in the Georgian market town of Horncastle, including supermarket, doctors surgery and public transport links to the coast, and the county city of Lincoln.

ACCOMMODATION

Entered to the front through uPVC double glazed, obscure, leaded door with matching side panel to...

Entrance Porch – with light to ceiling, tiled flooring. Wood obscure glazed door with matching window alongside, to...

Hallway – of L-shaped proportions, with lights to ceiling, wood effect flooring. Loft access hatch, storage cupboard, radiator, multiple power points and telephone point. Wood doors to accommodation including...

Living/Dining Room – uPVC double glazed bay window to front, lights to ceiling. Radiators, wood effect flooring, tv point, multiple power points. UPVC double glazed French doors to

Conservatory – with uPVC double glazed windows to side and rear, French doors to rear, polycarbonate roof. Wood effect flooring.

Kitchen – with uPVC double glazed window and patio door to rear, light to ceiling. Storage units to base and wall levels; sink and drainer to roll edge worktop. Oven and hob, space and connections for under counter appliances. Tiled flooring, radiator, multiple power points.

Shower Room – with uPVC double glazed obscure window to rear, lights to ceiling. Low level w/c, pedestal sink, corner shower cubicle with tiled surround. Wood effect flooring.

Bedroom – with uPVC double glazed window to rear, light to ceiling. Wood effect flooring, radiator, multiple power points.





Bedroom – with uPVC double glazed window to front, light to ceiling. Wood effect flooring, radiator, multiple power points. Built in wardrobe storage space.

Bedroom – with uPVC double glazed window to front, light to ceiling. Wood effect flooring, radiator, multiple power points. Built in wardrobe storage space.

Outside

The property is approached to the front, up a concreted driveway leading to the single garage, with up and over door, light and power. Personnel door to side. The front garden is laid to low maintenance stone chippings with mature shrubs and flowers.

The rear garden is split into two areas, the first predominately lawned with mature borders and a paved, west-facing patio seating space; the other gravelled with a series of shrubs, flowers and trees alongside further patio space. Contained by gates to the sides, the rear is a child and pet friendly, secure space.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: TBC

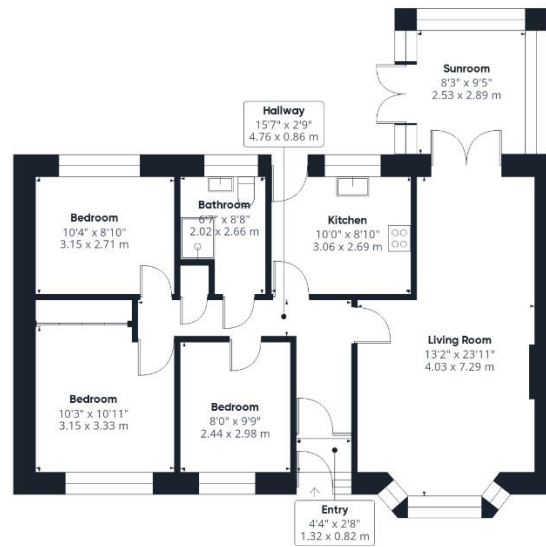
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office: Old Bank Chambers, Horncastle. LN9 5HY.

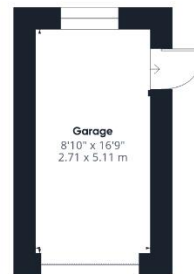
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Ground Floor Building 1



Ground Floor Building 2



Approximate total area^m
1012 ft²
94 m²

(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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DISCLAIMER

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