



Maple Close, Louth, LN11 0DW

HUNTERS[®]
EXCLUSIVE



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Offered for sale with no upper chain and situated down a quiet close, this executive property offers fantastic open plan living space, with bifold doors opening onto the gardens and having five double bedrooms. Not to be missed, the property has been tastefully updated over the years with stylish interiors throughout, a variety of reception rooms and two ensuite bathrooms making this property the ideal family home. Ideally positioned on the outskirts of the popular market town of Louth yet within walking distance of nearby amenities.

Internally, the property briefly comprises of an entrance porch and hallway, ground floor cloakroom, home office, dining/sitting room, lounge, a split level open plan kitchen diner with bifold doors which open onto the gardens and also having the added benefit of a heating/cooling system, a utility room is situated off the kitchen with a further external door. To the first floor is a galleried landing and access to all five bedrooms, bedroom one has a variety of fitted bedroom furniture, a Juliette balcony and a contemporary ensuite bathroom, the second bedroom benefitting from a dressing room and ensuite shower room. There is also a further family bathroom.

Externally, the property stands within a generously sized plot, having a paved driveway providing ample off street parking and access to the double garage. The gardens enjoy a variety of different entertainment areas with patio's, shaped lawns, paving and an additional PVC tiled area which is deal for a hot tub standing. Fully enclosed by timber fencing and enjoying a variety of shrub and flower borders.





ACCOMMODATION

Via a newly fitted grey composite front door with an inset obscured panel.

ENTRANCE PORCH

Coat hooks and stone flooring.

ENTRANCE HALL

Situated within the heart of the home, with the return staircase leading to the first floor galleried landing, stone flooring, radiator, dado railing and understairs storage.

CLOAKROOM

A Victorian style cloakroom with a high level w.c, pedestal sink with single taps, wood effect uPVC obscured window, tiled walls, stone flooring and a radiator.

STUDY

A home office which benefits from a range of fitted furniture which includes shelving, drawers, wall and base cupboards and a desk, radiator, Oak flooring and a wood effect uPVC double glazed window.

DINING/SITTING

4.01m (13' 2") x 3.53m (11' 7")

With a box bay window having wood effect uPVC double glazed windows to three aspects, Oak flooring, dado railing and a radiator.



LOUNGE 6.63m (21' 9") x 3.53m (11' 7")

With a box bay window to the rear elevation with wood effect uPVC double glazed windows over to three aspects, double doors opening onto the open plan living kitchen, gas fire with marble effect backing and hearth and with a timber surround, radiator with decorative radiator cover.

OPEN PLAN LIVING KITCHEN

A stylish split level living kitchen which comprises of a wooden grey painted kitchen with a range of appliances and breakfast bar, steps down lead to the dining area with bifold doors opening on to the gardens and with views from three aspects.

KITCHEN AREA 6.68m (21' 11") x 2.39m (7' 10")

On the upper level and comprising of a range of grey painted wall and base cupboards with a range of drawers and shelving, solid granite worktops over with upstands, tiled splash backs and extending to create a breakfast bar. A variety of integrated appliances include a dishwasher, fridge, microwave and coffee machine, there is space for a range style cooker with a brushed steel extractor hood over. Inset stainless steel sink and drainer grooves with a mixer tap, space for an American Style fridge freezer and floor and undercounter spot lights.

DINING AREA

Steps down lead to the dining/living area, with full length aluminium bi-fold doors opening onto the gardens, further uPVC double glazed windows to each side, stone flooring, Fujitsu heating and cooling system, telephone and TV points.



UTILITY ROOM 2.46m (8' 1") x 1.93m (6' 4")

Having plumbing for an automatic washing machine and a vent for a tumble dryer, work tops over and an inset stainless steel sink and drainer with a swan mixer tap, wood effect uPVC double glazed window and composite door to the side of the property. Worcester gas fired boiler, tall broom cupboards, stone flooring and a radiator.

GALLERIED LANDING

With access to all bedrooms, two arch wood effect uPVC double glazed windows, radiator, dado railing, loft hatch with pull down ladders and being boarded, wall light.

BEDROOM ONE 6.48m (21' 3") x 4.72m (15' 6")

A spacious principle bedroom which benefits from a range of fitted bedroom furniture including wardrobes, dressing table and drawers, Juliette balcony through wood effect uPVC double glazed French doors, radiator.

ENSUITE BATHROOM

A modern and contemporary bathroom suite comprising of a fully tiled walk in shower with pebble stone flooring, with waterfall shower head over and a glass screen, freestanding double ended bath with a wall hung mixer tap and hand held shower attachment, suspended vanity with leather fronted drawers, wash hand basin over and a mixer tap, concealed w.c, obscured wood effect uPVC double glazed window, chrome heated towel rail/radiator, fully tiled walls and wood effect tiled flooring, extractor fan.



BEDROOM TWO

3.99m (13' 1") x 3.53

A further ensuite bedroom with the added benefit of a dressing area, wood effect uPVC double glazed windows to the front and a radiator.

DRESSING ROOM

Comprising of a range of fitted wardrobes, airing cupboard housing the hot water cylinder and with shelving, tiled flooring.

ENSUITE SHOWER ROOM

A fully tiled suite with a close coupled w.c, shower cubicle with a hand held shower attachment over, pedestal sink with a mixer tap, shaver point, extractor fan and a radiator.

BEDROOM THREE

3.53m (11' 7") x 3.35m (11' 0")

Positioned to the rear with a uPVC wood effect window and a radiator.

BEDROOM FOUR

3.53m (11' 7") x 3.33m (10' 11")

Situated to the front with a uPVC double glazed wood effect window and a radiator.

BEDROOM FIVE 3.25m (10' 8") x 2.67m (8' 9")

A fifth double bedroom with a wood effect uPVC double glazed window and a radiator.



FAMILY BATHROOM

A contemporary bathroom which comprises of a P-shaped bath having a mixer tap and wall hung shower over, with a glass shower screen. A vanity unit with a concealed w.c, wash hand basin having a mixer tap and cupboards below and worksurfaces over. Fully tiled walls and wood effect tiled flooring, chrome heated towel rail/radiator and an extractor fan.

OUTSIDE

FRONT GARDENS

The front of the property is mostly block paved providing ample off street parking and access to the double garage. There is a shaped gravel bed to the front and a pathway leading to the front door.

GARAGE

A double garage with twin electric roller doors, power and lighting.

REAR GARDENS

The rear gardens are mostly laid to lawn, with a variety of different entertaining areas including; a patio area situated off the living kitchen, ideal for alfresco dining. A PVC base flooring provides a standing for a hot tub, there is a further patio area with a decked seating area. A number of outside plug sockets, and hard standing provide space for an outside shed or summerhouse.



GENERAL

SERVICES

Mains water, drainage, gas 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 solicitors confirmation.

VIEWINGS

By prior appointment through Hunters Turner Evans Stevens office in Louth.

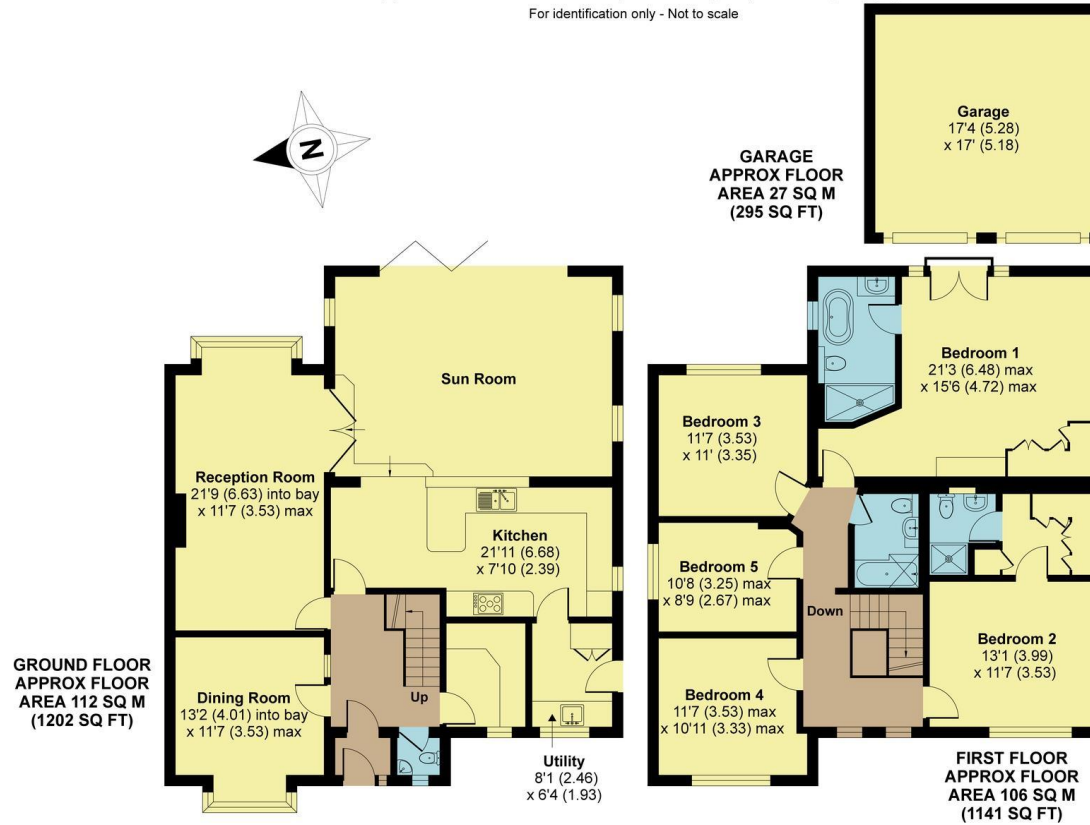
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances
- All measurements are approximate.

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Approximate Area = 2638 sq ft / 245 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 710915

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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