CHOICE PROPERTIES

Estate Agents

14 Maple Close, Louth, LN11 0DW

Reduced To £430,000



Choice Properties are delighted to present this spacious and well-appointed detached home, located in the sought-after market town of Louth, Lincolnshire. The property benefits from generous accommodation throughout, complemented by a large driveway providing ample off-road parking. Further features include solar panels assisting with hot water efficiency, making this an attractive and energy-conscious home.

The Property Ombudsman
naea | propertymark PROTECTED

Offering spacious and well-balanced accommodation throughout and a highly desirable layout, the light and beautifully presented home, benefiting from solar panels assisting with hot water efficiency, comprises:-

Entry
3'7" x 4'11"
You enter the property into the entrance area, which provides access to both the main house and the garage.

Hallway
7'0" x 12'1" 13'3" x 2'9"
The hallway provides access to almost every room within the property, as well as the loft hatch. Neutrally decorated with white walls and tasteful flooring, the space benefits from a radiator, multiple electrical outlets, and a useful double storage cupboard.

WC
2'7" x 5'6"
The w.c. comprises a hand wash basin and w.c., and further benefits from a heated towel rail and a window. The room is finished with tiled walls and tiled flooring.

Living Room
15'4" x 14'3"
The generously sized living room features a focal point fireplace and large windows allowing plenty of natural light. The room is finished with grey carpeting and neutral walls, and further benefits from a radiator and access to the study.

Study
5'8" x 8'4"
The study is also neutrally decorated and benefits from a window, radiator, and grey carpeting. Offering a versatile space, it would be ideal for use as a home office, playroom, or additional reception area.

Kitchen / Diner
17'3" x 14'1"
The kitchen is spacious and offers an excellent range of wall and base units providing ample storage. Benefiting from integrated appliances including a double oven, hob, and extractor fan, the room also features a sink positioned beneath the window and a tiled splashback above the tasteful worktops. Finished with ceramic tiled flooring, neutral walls, and a radiator, the space comfortably accommodates a dining table and enjoys plenty of natural light from the adjoining sun room.

Sunroom
5'8" x 11'3"
The sun room provides excellent additional space and offers versatile use, whether as a seasonal dining room or an extra reception area.

Utility Room
6'5" x 10'1"
The utility room features tiled flooring and half-tiled walls, along with additional storage cabinets. There is space for a dishwasher, washing machine, and fridge freezer, while the room also benefits from a radiator and a side door providing external access.

Bathroom
9'0" x 8'0"
The bathroom features a four-piece suite comprising a w.c., bath, standing shower, and hand wash basin. The room is fully tiled to both floor and walls and benefits from a frosted window, built-in storage units, and a radiator.

Bedroom 1
13'6" x 10'2"
Bedroom One features triple fitted wardrobes and a large dual aspect window, allowing plenty of natural light. The room benefits from a radiator, grey carpeting, and neutral walls.

Bedroom 2
13'6" x 10'4"
Bedroom Two also features triple fitted wardrobes and benefits from a large window and radiator. The room is finished in the same neutral décor as Bedroom One, with grey carpeting and neutral walls.

Bedroom 3
8'3" x 8'11"
Bedroom Three is finished in the same neutral décor, with grey carpeting and neutral walls. The room benefits from a smaller window and a radiator, and is a great-sized single bedroom.

Garage
16'10" x 8'8"
The garage offers ample storage space and houses the boiler. It benefits from electricity and an electric garage door.

Gardens
The garden is a great size and is mostly laid to lawn, with a selection of shrubs and planting. It would be ideal for a keen gardener or someone seeking a low-maintenance outdoor space, offering a good blank canvas to personalise. Boundaries are mainly defined by fencing or brick walling, and there is also a useful storage shed.

Driveway
Ample parking for many cars.

Tenure
Freehold.

Council Tax Band
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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

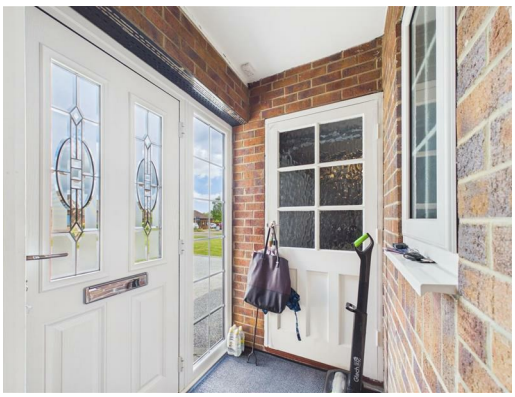
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am to 3.00pm

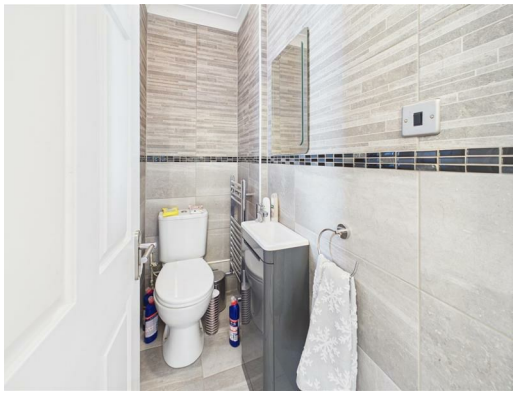
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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(1)

1430 ft²

(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

Please use the postcode LN11 0DW, this will take you to Maple Close. The Property will be on your right.

