



# CROFTS ESTATE AGENTS

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12 Maple Close  
Louth  
LN11 0DW

Offers in the Region Of £399,500

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**Property Description**

Situated in a sought-after residential area of Louth, this substantial detached bungalow on Maple Close is offered to the market with no forward chain, presenting an excellent opportunity for buyers seeking spacious single-storey living in a peaceful setting. The property is approached via a generous driveway providing ample off-road parking and access to the adjoining double garage, complete with an electric up-and-over door. A tidy front garden adds to the attractive kerb appeal. Internally, the accommodation is both spacious and well maintained throughout. A welcoming entrance hall leads to a generously sized lounge positioned to the front of the property, offering a bright and comfortable living space. To the rear, the modern kitchen-diner is fitted with an excellent range of contemporary wall and base units, providing ample storage and workspace, with plenty of room for dining and entertaining. A conservatory accessed from the kitchen enjoys pleasant views over the rear garden and creates an additional versatile reception area. There is also a useful separate utility room. The bungalow offers three well-proportioned double bedrooms, all benefitting from fitted wardrobes. The principal bedroom features an en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom. One of the

standout features of this home is the impressive rear garden. Beautifully maintained, it boasts a vast lawned area alongside established flower beds, mature shrubs and trees, creating a private and colourful outdoor space. A patio seating area provides the perfect place for relaxing or entertaining during the warmer months. Early viewing is highly recommended to fully appreciate the space, setting and potential this superb bungalow has to offer.

**Entrance Hall**

Entering the property reveals a spacious entrance hall with coving to the ceiling, a radiator and a carpeted floor. There is also a built in storage cupboard.

**Lounge**

The lounge has a window to the front elevation, two windows to the side, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

**Conservatory**

With tri aspect windows, French doors to the rear, a radiator and a tiled floor. There is also a sliding patio door to access from the kitchen.

### **Kitchen/Diner**

The kitchen-diner has a window to the rear elevation, coving to the ceiling, a radiator and a tiled floor. There is also an extensive range of modern fitted units with a sink and drainer, a dish washer and an electric oven and gas hob with an extractor over. There is also a good space for a dining table and chairs.

### **Utility room**

The utility room has a door to the rear elevation, a tiled floor, fitted units, a sink and drainer and plumbing for a washing machine.

### **Lobby**

An ideal place for a morning cuppa or just even storage and access to the garden, with tri aspect windows, a door to the rear and a tiled floor.

### **Bedroom**

### **One**

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

### **Bedroom Two**

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

### **Bedroom Three**

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

### **En-suite**

The en-suite has an opaque window to the rear elevation, tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

### **Bathroom**

The bathroom has an opaque window to the rear elevation, partially tiled walls, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, basin, corner bath and a shower cubicle with a mains shower.

### **Double Garage**

With an electric up and over door, personal access door to the side, two windows to the side and electrics.

### **Outside**

The driveway provides ample off road parking to the front. The front garden also has a lawn and established shrubs. The rear garden is a fantastic size, with a vast lawn, beautifully stocked flower beds, established shrubs and trees. There is also a spacious patio area ideal for alfresco dining and relaxing with friends.



**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.

### **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### **Viewings**

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

### **Council Tax Information**

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

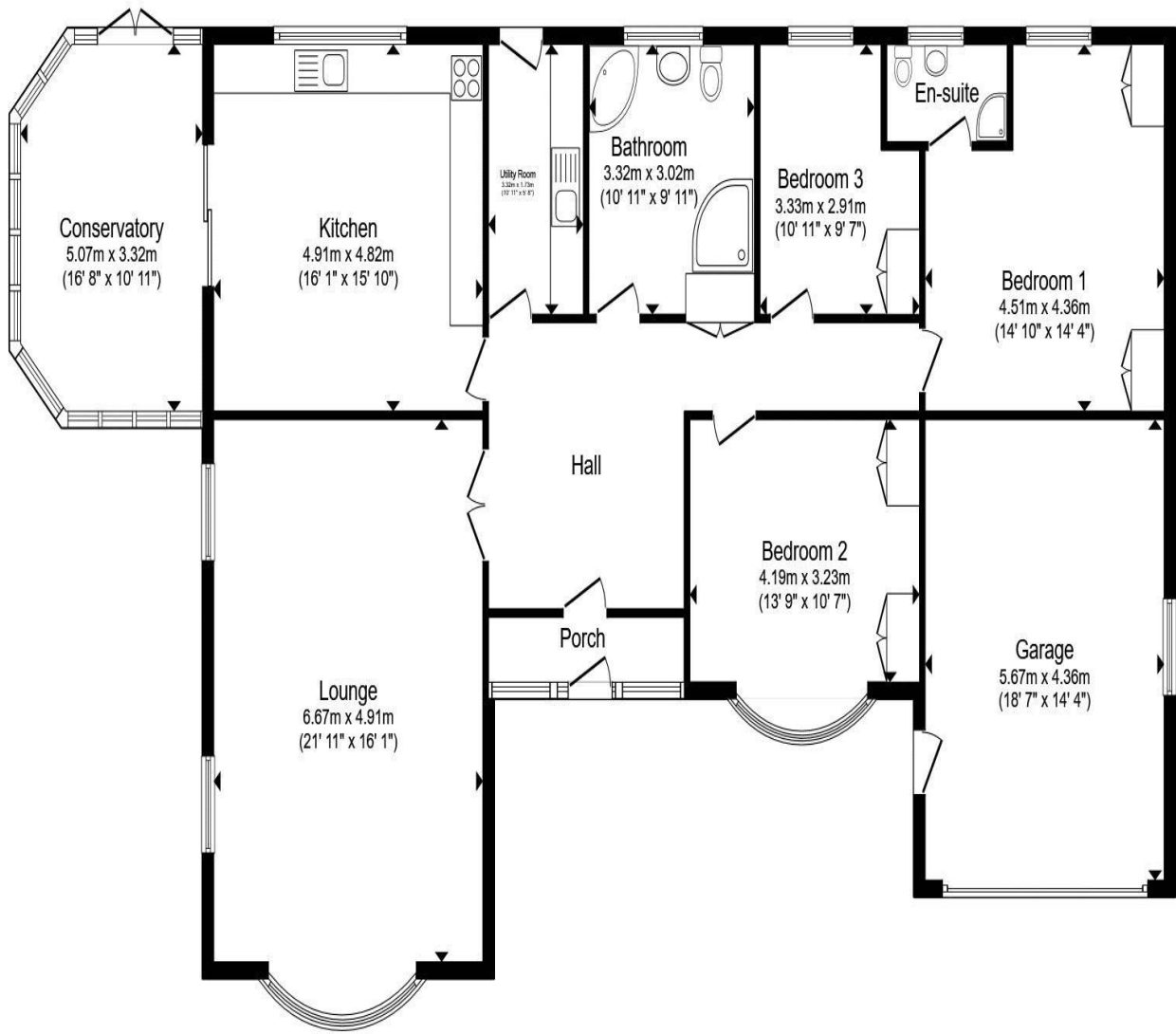
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)



Total floor area 180.9 m<sup>2</sup> (1,947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

