



**1 Maple Close**  
Horncastle, Lincolnshire. LN9 5EY





# 1 Maple Close

## Horncastle

**No Onward Chain!** 1 Maple Close is a spacious, detached two-bedroom bungalow enjoying generous gardens; the rear enjoys sunshine throughout the day. With flowing living space: the lounge opening through to dining room, with kitchen and utility across the rear, the property will suit a range of potential purchasers.

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

**Entrance Porch** having uPVC double glazed obscure door with matching side panel and uPVC double glazed window to side aspect; tiled floor. Wood obscure glazed door with matching window alongside to:

**Hallway** of L shaped proportions with carpeted floor, radiator, ceiling lights and power points. Doors to accommodation including:

**Lounge** with uPVC double glazed bow window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points. Door to:

**Dining Room** with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to:

**Kitchen** having uPVC double glazed window to rear aspect; a good range of storage units to base and wall levels plus shelving to wall, space and connections for cooker, upright fridge-freezer. Vinyl flooring, ceiling light and power points. Open doorway to:





**Utility** having uPVC double glazed window and obscure door to rear aspect; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for under counter washing machine. Vinyl flooring, ceiling light and power points. Door to hallway.

**Bathroom** having uPVC double glazed obscure window to rear aspect; bath with electric shower over, pedestal wash hand basin and low level WC. Vinyl flooring, tiles to walls, cupboard housing the Ideal gas fired boiler, radiator and ceiling light.

**Bedroom 2** with uPVC double glazed window to side aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

**Bedroom 1** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

### OUTSIDE

The property is approached to the front up a concrete driveway, leading to the **Garage** with up and over door, uPVC double glazed window to rear, wood door to side, light and power.

The front garden is laid to paved and gravel paths, criss-crossing mature flowerbeds with a small pond traversed over a miniature hump-back bridge.

The rear garden is laid to paved and gravel paths, with a range of mature flowerbeds, shrubs and trees throughout. South-facing, this child and pet friendly, secure space is contained by mixed timber fencing.

**East Lindsey District Council – Tax band: C**

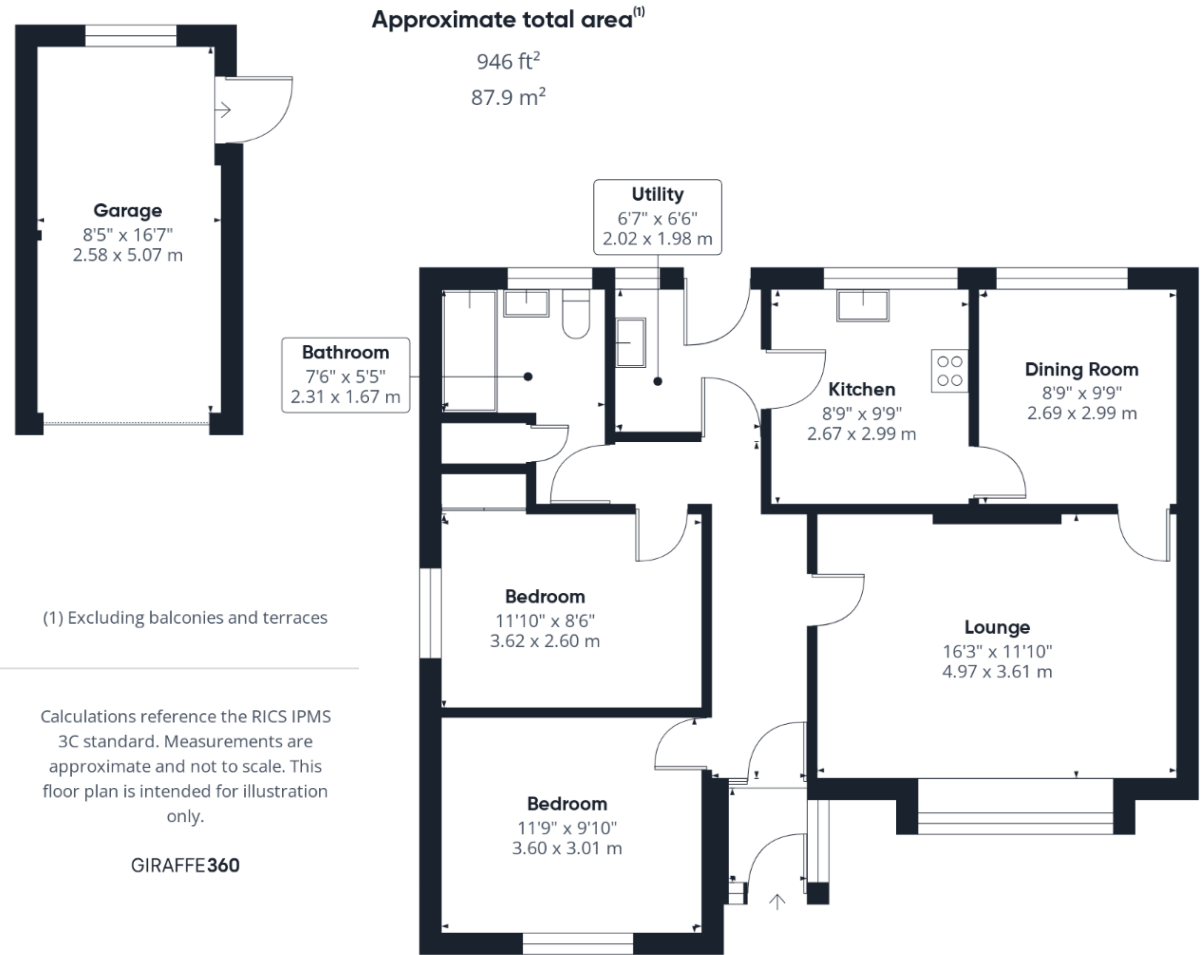
**ENERGY PERFORMANCE RATING: tbc**

**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  
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Brochure prepared 05.12.2025





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