



2 Maple Close
Horncastle. LN9 5EY





2 Maple Close Horncastle

2 Maple Close is a spacious, detached three-bedroom bungalow providing bright accommodation, South-facing to the rear. With a generous living-dining space to the front, the property provides accessible spaces including three bedrooms (two doubles) and a wetroom style shower room. Garage and driveway parking are on hand, with the property having garden spaces to the front and rear – which includes an attractive, mature maple tree.

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 wood effect double glazed obscure door to:

Entrance Porch with wood glazed door, and matching window alongside, to:

Hallway with wood effect flooring, built in storage spaces, radiator, and ceiling light. Doors to accommodation including;

Lounge – Dining Room of L shaped proportions having uPVC double glazed bow window to front, window to side and obscured window to hallway; gas fire, radiators, TV point, ceiling light and power points.





Kitchen having uPVC double glazed window and obscure glazed patio door to side aspect; storage units to base and wall levels with space and connections for under counter appliances, electric cooker. Serving hatch to dining space, wall mounted, gas fired boiler, tile effect flooring, ceiling light and power points.

Bedroom 2 having uPVC double glazed window to rear aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

Wetroom having uPVC double glazed obscure windows to rear aspect; panel bath, open shower cubicle, pedestal wash hand basin and low level WC. Radiator and ceiling light.

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

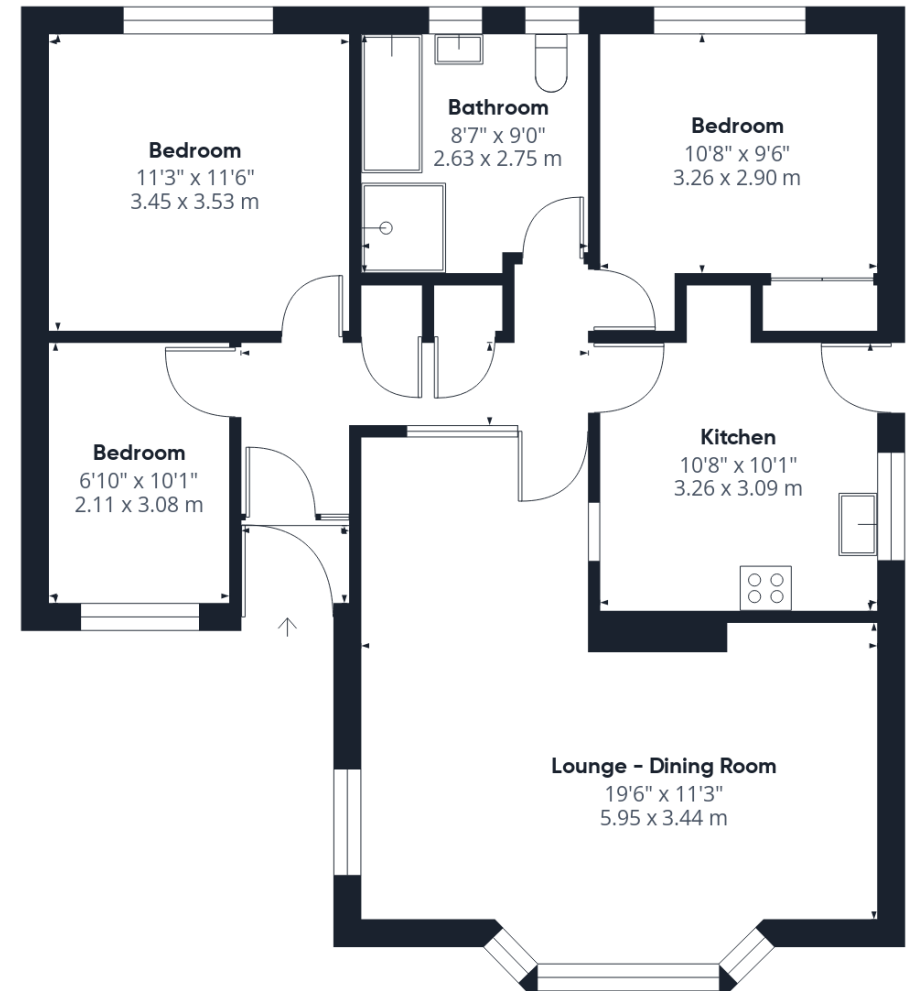
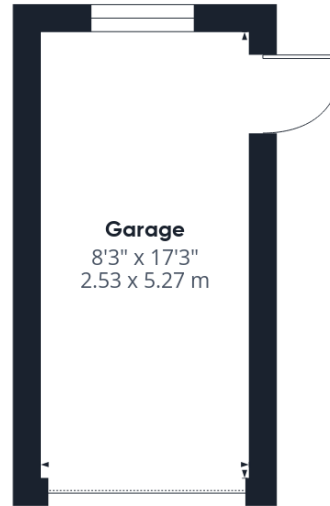
Bedroom 3 with uPVC double glazed window to front aspect; wood effect flooring, radiator, ceiling light and power points.

OUTSIDE

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

The front garden is laid to low maintenance gravel, with an evergreen hedge to the front. Paths down each side lead to the rear garden, south-facing, initially laid to a full-width paved patio space. The garden continues with gravelled beds, home to a range of mature flowers and shrubs, and a beautiful maple. To one corner is a greenhouse.





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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