

9, Maple Close

Horncastle, LN9 5EY

BELL







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NO ONWARD CHAIN! 9 Maple Close is a substantial, detached bungalow with a large, open-plan living-dining-kitchen space at the rear - alongside a generous front-facing lounge and versatile study/snug. Continuing with two generous bedrooms: a master with en suite bathroom and second to the front, initial accommodation is complete with a wetroom and hallway.

The property occupies a generous plot with lawned and decking spaces to the rear, a gravelled front garden; long driveway, garage, workshop/utility and further outbuildings/stores - the plot totalling 0.17 acres (sts) in all.

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 at Skegness, the county city of Lincoln and the inland resort of Woodhall Spa.

ACCOMMODATION

Lounge
With uPVC double glazed bay window to front, lights to ceiling. Radiator, carpet, multiple power points.

Snug
Having light to ceiling, carpet, radiator, multiple power points. Open double doorway to dining kitchen.







Living / Dining / Kitchen
Of L-shaped proportions, with uPVC double glazed windows to sides and rear, sliding doors to rear and patio door to side. Lights to ceiling and floor level. Modern kitchen with storage units to base and wall levels plus central island. Sink and drainer to bevel edge worktop, leisure range cooker and job beneath extractor, space and connections for American style fridge-freezer and under counter appliance. Tiled, with radiators, multiple power points.

Wetroom
With uPVC double glazed obscured window to rear, light to ceiling. Low level wc, pedestal sink, shower. Heated towel rail. Tile effect flooring, board to walls. Wood door to airing cupboard.

Bedroom 1
Having uPVC double glazed window to side, lights to ceiling. Carpet, radiator, multiple power points. Wood door to en suite.

En Suite Bathroom
Having uPVC double glazed obscure window to rear, light to ceiling. Low level wc, pedestal sink, bath with shower over. Tiled to half height to walls, heated towel rail, wood effect flooring.

Bedroom 2
With uPVC double glazed window to front, light to ceiling. Carpet, radiator, multiple power points. Wood door to storage space.



Outside

The property is approached up a concrete driveway proving parking space either side of vehicle gates, and continuing through to the garage (with electric door), which has a useful workshop / utility / store behind. The front garden is laid to low maintenance gravel.

The rear garden, a child and pet friendly space being fenced and contained by gates from the front, is lawned with mature borders contained by timber panelling. Down one side extends a large decker seating space, with evergreens and plant boxes alongside, and panels screening off a timber shed to one corner. On the opposite side is a timber framed summer house / studio space with uPVC double glazed sliding doors to front.

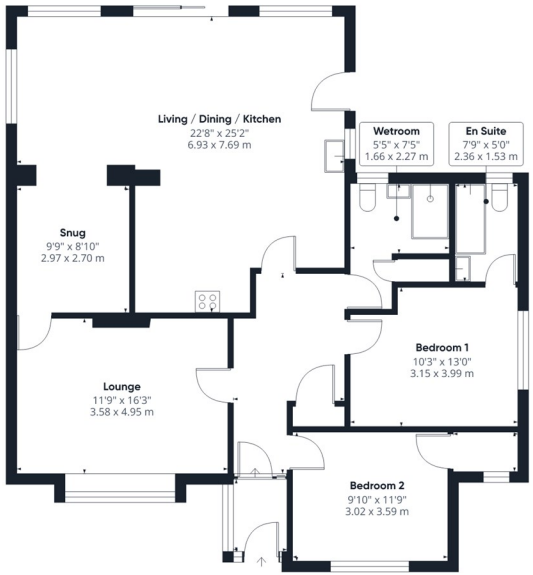
Garage

Utility / Workshop

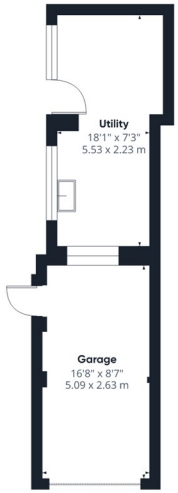








Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

1506 ft²

140 m²

(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







COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING;

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 Sales office
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