



## **Timberscombe Maple Close, Louth, LN11 0DW**

**Asking Price £315,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this spacious 2/3 bedroom detached bungalow located in the well serviced market town of Louth. The property is situated down a popular road, not far from shops and amenities. This well maintained bungalow offers versatile living throughout and comprises an entrance lobby and inner hallway, breakfast kitchen with utility off, living room, two bedrooms with an additional third bedroom or a dining room, along with an en-suite to bedroom 1 and a family bathroom. Externally the property benefits from a sizeable driveway which leads down to an integrated garage and to the rear of the property there is a well maintained garden space which is mainly laid to lawn.

Viewing is a must to appreciate all this lovely property has to offer.



### **Location - Louth**

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

### **Entrance Lobby 5'5" x 4'4" (1.67m x 1.34m )**



Welcoming entrance hall with radiator and a door leading into the integral garage.

### **Utility Room 9'2" x 6'1" (2.80m x 1.86m)**



Fitted with a range of units with worktop space with space and plumbing below for a washing machine and tumble dryer. There is a uPVC double glazed window to the rear, roof access hatch and a radiator.

### **Breakfast Kitchen 10'9" x 16'8" (3.28m x 5.09m)**



Fitted with a range of wooden wall, base and drawer units with roll top worksurface over and tiled splashbacks. Integrated appliances including 'Blomberg' dishwasher, integrated fridge, 'Carron Phoenix' sink, rinser and drainer, built in 'Zanussi' double oven and grill and a four ring gas 'Hotpoint' hob with extractor over. There is a radiator and uPVC double glazed window to rear.

**Central Hallway 10'8" x 9'6" (3.27m x 2.92m)**



With a uPVC timber effect double glazed door, roof access hatch, door to cloak cupboard, radiator, wall mounted thermostat and an airing cupboard which houses the hot water cylinder.

**Living Room 13'11" x 17'7" (plus bay 2'6" x 5'1")  
(4.26m x 5.38m (plus bay 0.77m x 1.56m))**



The focal point of the room is the electric fireplace on marble hearth with marble surround and wooden mantle. There is a walk in bay window with uPVC double glazed windows to either side and a radiator.

**Bathroom 7'8" x 6'0" (2.36m x 1.83m)**



Fitted with a three piece suite comprising a pedestal sink, panelled bath and W.C. With fully tiled walls, extractor, radiator and a uPVC double glazed window to the side.

**Dining Room/Bedroom 2 12'9" x 8'1" (3.91m x 2.47m)**



With radiator and uPVC double glazed window to front.



### Bedroom 1 12'9" x 12'3" (3.90m x 3.75m)



With radiator, uPVC double glazed window to side and fitted wardrobes and cupboards. A door leads into the en-suite.

### En Suite 6'3" x 8'9" (1.93m x 2.67m)



Fitted with a three piece suite consisting of a shower cubicle with patterned sliding glass door, W.C and pedestal wash hand basin. Further comprising a radiator, shaver point, uPVC double glazed window to rear, extractor and part tiled walls.

### Bedroom 3 8'11" x 6'9" (2.73m x 2.06m)



With fitted wardrobes and cupboard space, radiator and a uPVC double glazed window to rear.

### Front Garden

Accessed via a part shared gravel driveway with borders

containing mature trees, shrubs and plants. A concrete pathway leads to front door and gravel continues to the garage and side car port / bin store with outside electric socket.

### Rear Garden



The rear garden is mainly laid to lawn with pathways leading to greenhouse, shed and patio area with a further shed and summerhouse. There is an outside tap and lighting.

### Integral Garage 10'10" x 16'8" (3.32m x 5.09m)

Featuring an up and over door, power, lighting, consumer unit, uPVC double glazed window to rear and a wall mounted 'Worcester' combination boiler.

### Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### Tenure

The property is believed to be freehold and we await solicitors confirmation.

### Brochure Prepared

January 2025.

### Council Tax Band

East Lindsey District Council Tax Band D

### Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

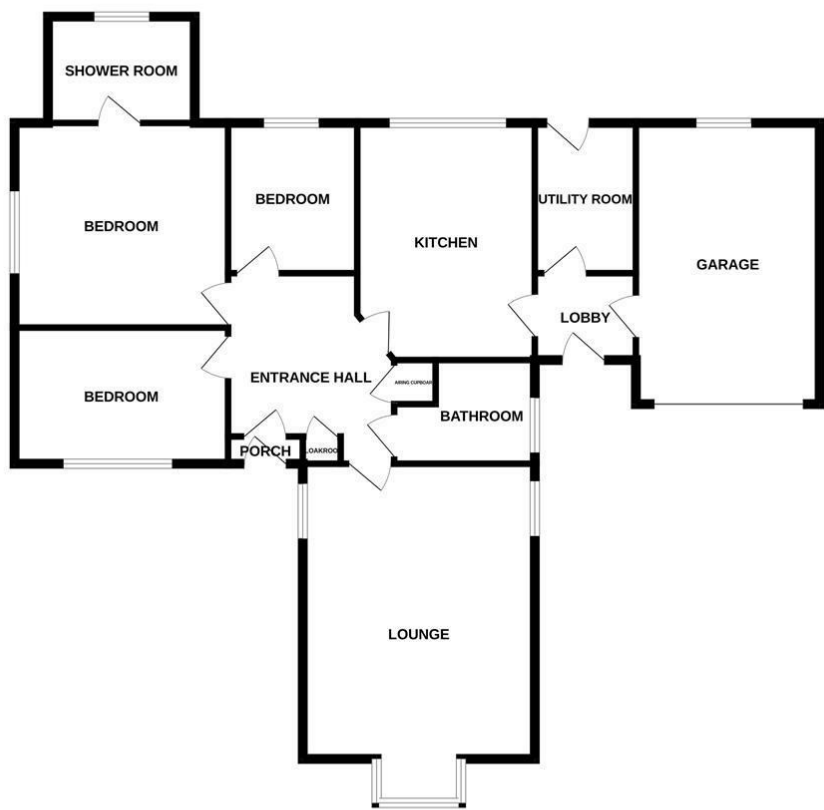
### Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

GROUND FLOOR

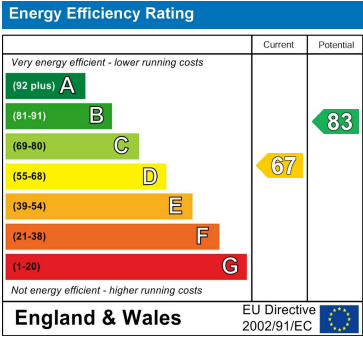


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.