TES PROPERTY









17 Maple Close, Louth, LN11 0DW

Asking Price £215,000

Located in the popular area of Maple Close, Louth, this delightful link detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those looking to downsize.

The bungalow features a welcoming Lounge/Dining Room room, providing a warm space for relaxation and entertaining guests. The bathroom is conveniently located, catering to the needs of the household.
One of the standout features of this property is the lovely front and rear gardens, which offer a wonderful opportunity for outdoor enjoyment. Additionally, the property includes a single garage, providing ample storage space or a secure area for your vehicle. The location is particularly appealing, as it is situated in a popular neighbourhood close to various amenities.

This link-detached bungalow is a rare find in such a desirable area. If you are looking for a home that offers both comfort and convenience, this property on Maple Close is certainly worth considering.

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.

Accommodation

Entrance Hall

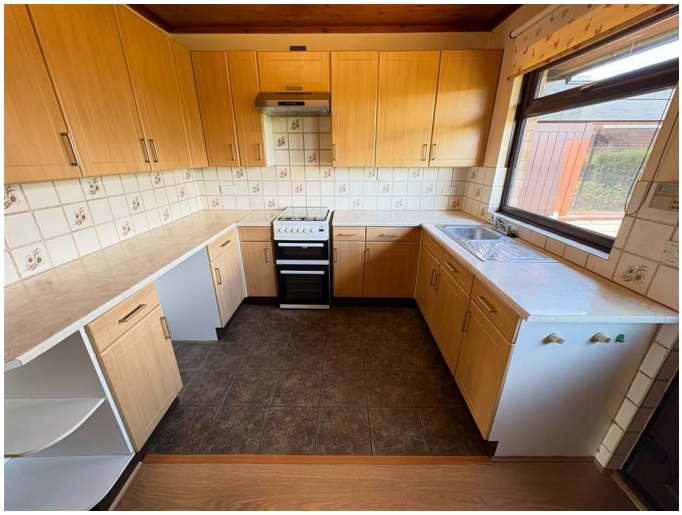
Entrance hallway linking all rooms

Lounge & Dining Room 18'2" x 12'5" (5.56m x 3.80m)



A spacious and light room with large uPVC double glazed windows looking out to the front of the property, a gas fireplace with tile hearth and brick surround, wall mounted down lights, radiator

Kitchen 11'5" x 9'3" (3.50m x 2.84m)



With a range of wall, base and draw units in light wood, single drainer sink unit with mixer tap, part tiled splashbacks and walls, space for freestanding oven and hob with pull out extractor over, space for under counter fridge freezer, breakfast bar area,, radiator, uPVC double glazed window to the rear and uPVC double glazed door to the rear garden.

Inner Hallway

With airing cupboard housing cylinder and immersion heater.

Bedroom 1 12'5" x 9'0" (3.80m x 2.75m)



A good sized double room with radiator, uPVC double glazed windows to the front and triple wardrobes.

Bedroom 2 10'10" x 9'0" (3.32m x 2.75m)



An ample second bedroom with radiator and uPVC double glazed windows to the rear.

Bathroom 7'4" x 6'5" max. (2.24m x 1.98m max.)



With panelled bath, pedestal wash basin, low suite w/c and shower cubicle fully tiled walls and uPVC double glazed window to the rear.

Outside
Driveway leads to:-

Garage 18'5" x 8'8" (5.62m x 2.66m)
with up and over door, light and power.

Front Garden
Mainly laid to lawn with hedging and shrub boarders. A good sized driveway which would accommodate several vehicles leads to the garage.

Rear Garden



With a patio area off the rear door and concrete pathway leading to the rear of the garage and further gardens. The main rear garden is laid to lawn with shrub and flower borders, a garden shed and a further gravelled garden to the rear of the garage and shed.

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.

Council Tax Band
East Lindsey Council Tax Band C.

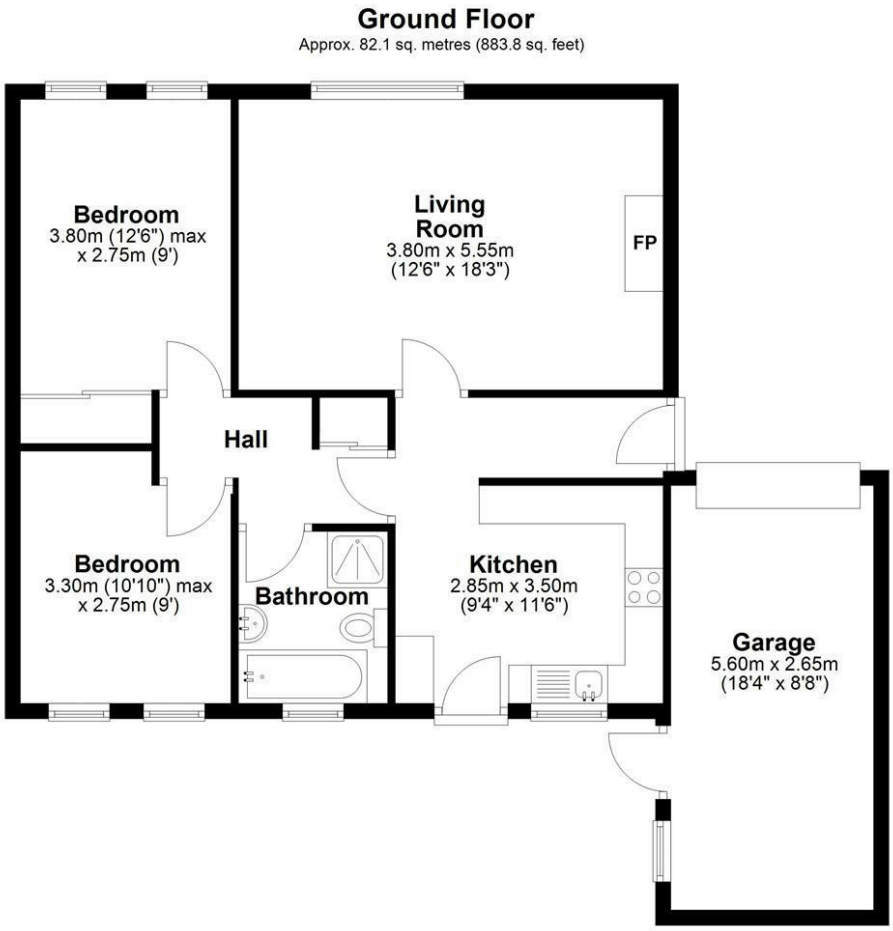
Tenure
The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared
May 2026.

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

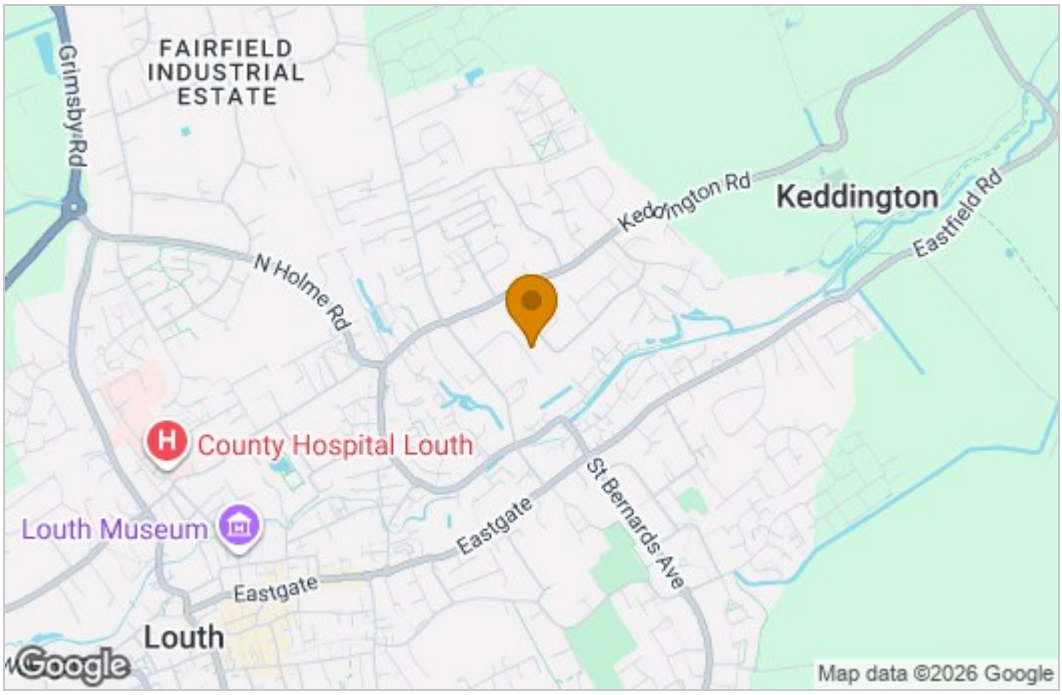
Floor Plan



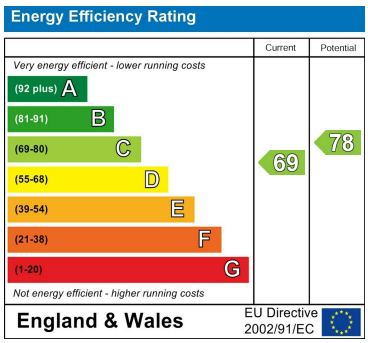
Total area: approx. 82.1 sq. metres (883.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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.

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