



**7 Hazelnut Way,
Louth, LN11 7BZ**



Book a Viewing!

Offers in Excess of £325,000

A well presented Four Bedroom Detached Modern Home which has been improved and extended by the current owners. The property benefits from a rear extension creating a dining/garden room with bi-fold doors, together with gas central heating and uPVC double glazing. The accommodation comprises an entrance hallway, downstairs WC, living room, dining/garden room, breakfast kitchen and a further ground floor room currently used as a snug/bedroom. To the first floor there are four bedrooms, including the principal bedroom with en-suite shower room, together with a family bathroom. The property occupies a generous plot with a private south facing rear garden, driveway parking and an attached garage.





LOCATION

Louth is a charming market town in the heart of the Lincolnshire Wolds, offering a great mix of historic character, local amenities and beautiful countryside. The town provides a range of shops, cafés, restaurants, schools and leisure facilities, while the surrounding Wolds. With the Lincolnshire coast also within easy reach, Louth is an attractive location for families, couples and those seeking a relaxed lifestyle.

ACCOMMODATION

HALL

With composite external door to the front elevation, Karndean flooring, radiator, doors off, stairs rising to the first floor and storage cupboard.

BEDROOM 5/SNUG

11' 11" x 8' 10" (3.63m x 2.69m) With radiator, uPVC double glazed windows to the front and side elevations.

CLOAKROOM/WC

3' 10" x 8' 10" (1.17m x 2.69m) With vinyl flooring, radiator, low level WC, wash hand basin, uPVC double glazed frosted window to the side elevation.



KITCHEN

12' 6" x 14' 7" (3.81m x 4.44m) With a range of wall and base units, integrated island with seating space, inset stainless steel sink with drainer, integrated Bosch double oven, integrated fridge freezer, integrated dishwasher, Bosch gas hob with Bosch extractor hood over, boiler location, space for washing machine, Karndean flooring, radiator, uPVC double glazed windows to the rear and side elevations and opening into the dining room.

DINING ROOM

12' 6" x 11' 6" (3.81m x 3.51m) With Karndean flooring, radiators, uPVC double glazed bi-fold doors to the rear elevation, composite external door to the side elevation and opening into the living room.



LIVING ROOM

16' 1" x 11' 6" (4.9m x 3.51m) With Karndean flooring, radiator and uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING

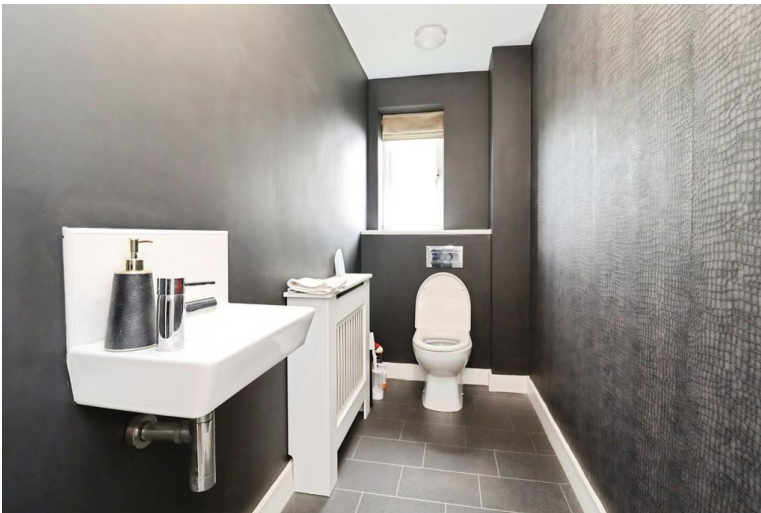
With access to roof void, doors off, storage cupboard and airing cupboard.

BEDROOM 1

9' 3" x 14' 8" (2.82m x 4.47m) With radiator and uPVC double glazed windows to the rear and side elevations.

EN-SUITE SHOWER ROOM

6' 4" x 4' 11" (1.93m x 1.5m) With vinyl flooring, low level WC, wash hand basin, towel rail, walk-in shower cubicle with tiled surround and uPVC double glazed frosted window to the side elevation.



BEDROOM 2

12' 10" x 8' 10" (3.91m x 2.69m) With radiator, uPVC double glazed windows to the front and side elevations.

BEDROOM 3

8' 6" x 10' (2.59m x 3.05m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 4

6' 8" x 10' (2.03m x 3.05m) With vinyl flooring, radiator and uPVC double glazed window to the front elevation.

BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m) With vinyl flooring, low level WC, wash hand basin, panel bath with mixer taps, tiled surround, heated towel rail and uPVC double glazed frosted window to the front elevation.

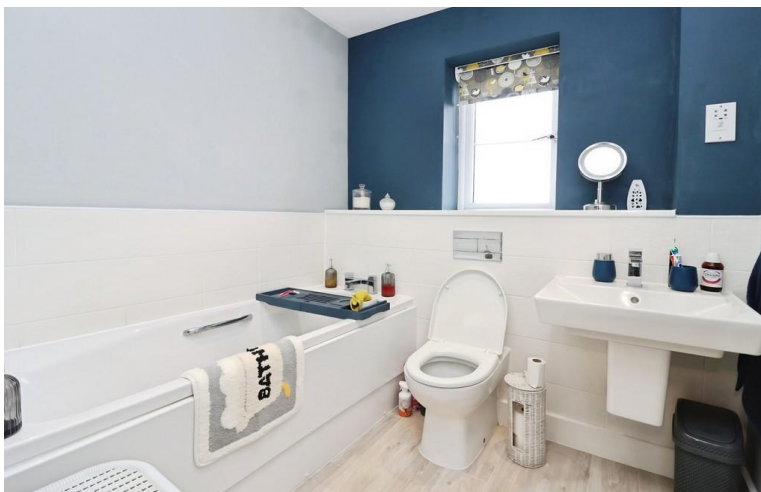


GARAGE

19' 8" x 10' (5.99m x 3.05m) Up-and-over door, power and lighting, uPVC double glazed frosted window to the side elevation.

OUTSIDE FRONT

Driveway providing off-road parking for cars, well maintained front garden with plants and hedgerow, access to the rear via the side of the property, porch leading to the front door, power supply.



OUTSIDE REAR

Well presented south facing garden with a well maintained lawn, a large patio area, raised flowerbeds and shrubs, external lighting and power supply. Access to the front via the side of the property, two garden sheds and access to the garage from the rear.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

NOTE:

Annual Service Charge Amount - £ TBC

Service Charge Reviewed - Annually

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

IMAGE DISCLAIMER

Some images have been digitally enhanced using computer-generated finishing and/or virtual staging to show how the property may look once completed. This may include flooring, carpets, decoration, furniture, soft furnishings, landscaping and general finishing touches.

All images are intended as a guide only. Buyers should satisfy themselves by viewing the property in person and confirming the final specification with the selling agent before making any decisions.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

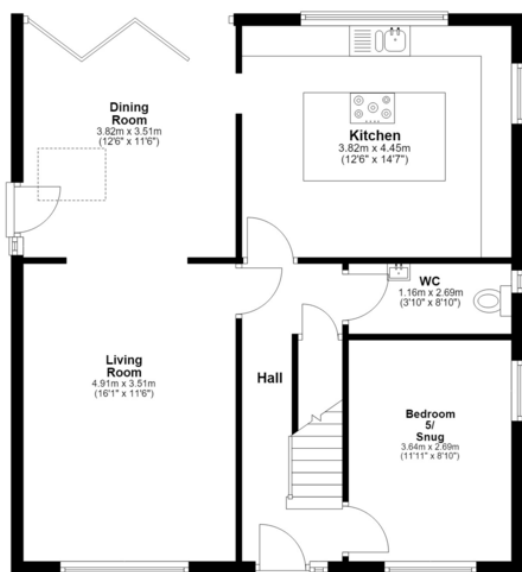
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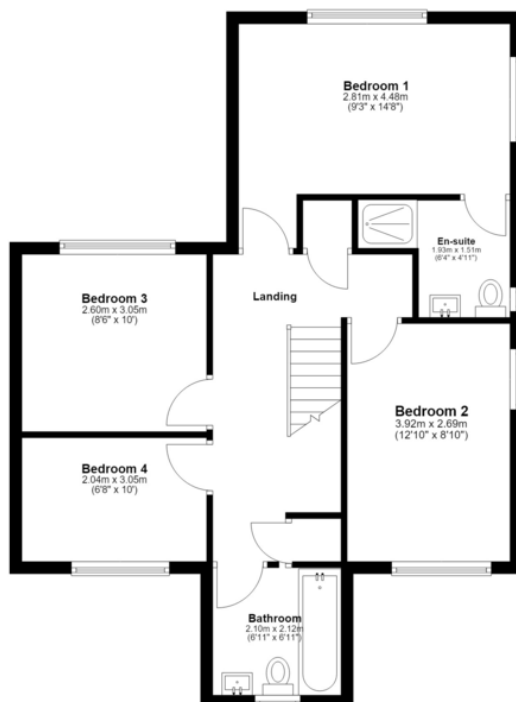
Ground Floor

Approx. 71.1 sq. metres (765.4 sq. feet)



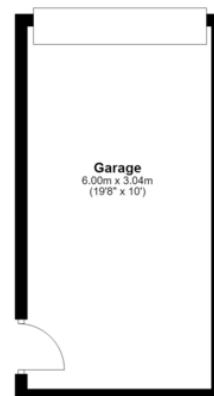
First Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Second Floor

Approx. 18.2 sq. metres (196.3 sq. feet)



Total area: approx. 150.9 sq. metres (1624.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

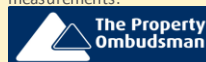
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22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
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01636 813971

46 Middle Gate
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NG24 1AL
01636 700888

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