



22 HAZELNUT WAY  
LOUTH LN11 7BZ

MASONS  
EST. 1850

## 22 HAZELNUT WAY, LOUTH, LINCOLNSHIRE, LN1 1 7BZ

A superbly presented and well-designed detached three-bedroom family home, just four years old with the balance of an NHBC Guarantee and standing on a larger than average plot with driveway providing parking for two cars, attractive garden and large patio with summer house and garden shed. Lounge, hall with cloaks WC, contemporary fitted dining kitchen with appliances, ensuite shower room to the master bedroom, family bathroom and wardrobes in all three bedrooms.



### *Directions*

Travel through the centre of Louth along Mercer Row and Eastgate and at the far end of the town centre, carry straight on at the two mini roundabouts along Eastgate. Follow the road which becomes Eastfield Road and proceed towards the edge of town. Before leaving town, Take the right turning into Chestnut Drive and after a short distance turn left into Tennyson Fields. Where the road branches, bear right along Hazelnut Way and follow the road to the top of the hill where the house will be found on the left side just before the T-junction.

# ABOUT 22 HAZELNUT WAY.....

Completed around 4 years ago and enjoying the balance of an NHBC 10 Year Guarantee, this detached family house has rendered principal external walls beneath a pitched timber roof structure covered in concrete tiles with verge capping, corbelled verge and gable brickwork, brick arches over windows and reconstituted stone windowsills.

The windows are uPVC double-glazed units in white frames with complementary French doors onto a spacious stone-tiled patio and the larger than average plot features a good size garden which is brick walled to Hazelnut Way and otherwise fenced, creating a secure outside space. There is a garden on the opposite side of the house laid to lawn with a driveway presently providing two parking spaces. There is potential to extend the drive around the rear of the house or this space offers scope to extend the existing accommodation or construct garage/outbuildings, subject to obtaining planning and building regulation consent.

The rooms are bright and decorated in contemporary style and colours with an efficient gas-fired central heating system and attractive, modern fitted dining kitchen with appliances, a modern bathroom and ensuite shower room.

## ACCOMMODATION

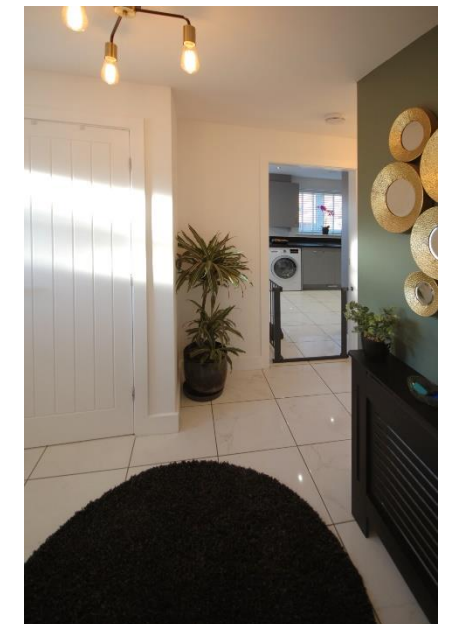
(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Ground Floor

Main front entrance on the west elevation with canopy porch over a composite part-glazed door with woodgrain-effect facings finished in pale grey externally and white internally; adjacent is a sensor wall light and the front door opens into the:

### Entrance Hall

A good size with a reception area having radiator and a useful built-in cloaks/storage cupboard





with coat hooks and electric light, together with the metal-cased electricity unit with MCBs. Two three-branch ceiling lights, mains powered smoke alarm, digital central heating thermostat for the ground floor heating zone and staircase leading off from the inner hallway with turning kite-winder steps and a pillared balustrade in contrasting matt black and white. Marble style ceramic floor tiles extending into the dining kitchen and:

### **Cloakroom/WC**

With a sleek white suite comprising a rectangular vanity wash hand basin with shaped chrome lever mixer tap and a projecting low-level WC from a concealed cistern with large, square-designed dual-flush chrome buttons and a white ledge shelf above. Radiator, extractor fan, part-sloping ceiling and ceiling light point.



## Lounge

A bright and airy reception room with window to the front and side elevations allowing sunlight into the room throughout the day. Radiator, ceiling light point, mains powered smoke alarm and a multi socket to one corner for power points, TV aerial, satellite dish and ethernet.





### Fitted Dining Kitchen

An excellent size and decorated in a contemporary theme with fashionable kitchen units in satin grey, having slender stainless-steel handles. These are arranged in a U-shaped configuration and include base cupboards, drawer unit with deep lower pan drawers, an integrated fridge/freezer and dishwasher faced to match the units and a range of wall cupboard units. There are LED lights beneath the wall units and a further wall cupboard houses the Ideal condensing gas-fired central heating combination boiler. Granite-effect work surfaces with upstands and a Reginox black acrylic one and a half bowl sink unit with tall feature lever mixer tap having a hose attachment. Zanussi built-in electric oven and grill, separate Zanussi stainless steel four-ring gas hob with matching stainless-steel splashback and cooker hood with downlighters. Radiator, channelled wiring for a wall-mounted TV, three-branch light over the dining area and LED spotlight downlighters to the kitchen. Carbon monoxide and smoke alarms, window to the front and side elevation and double-glazed French doors opening onto the patio and main garden area.





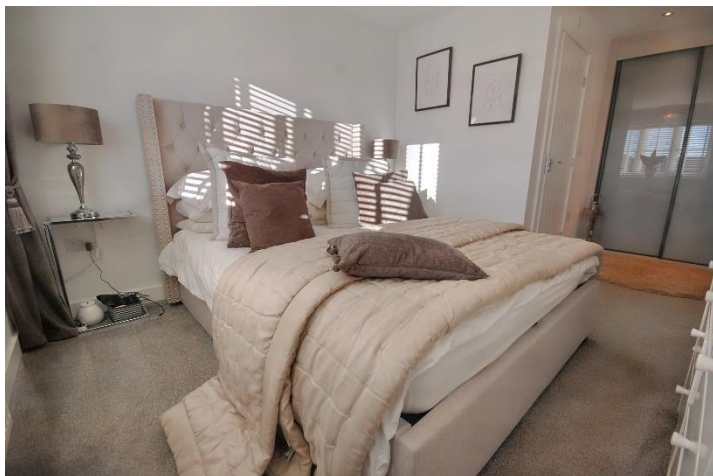
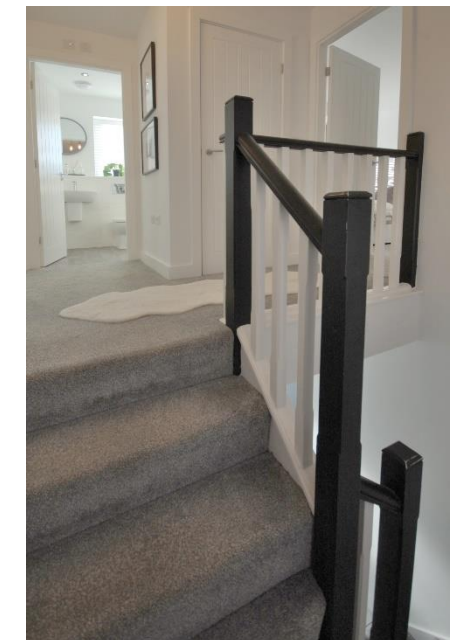
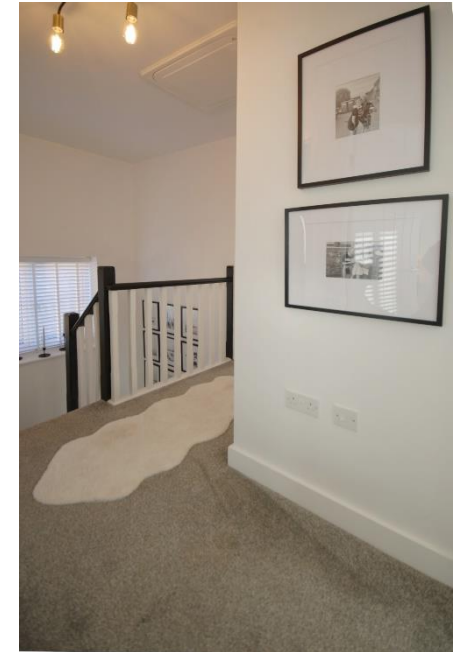
## First Floor

### L-shaped Landing

With balustrade in matt black and white extending to form a gallery around the stairwell, door to a useful built-in store cupboard and three-branch ceiling light. Mains smoke alarm and moulded trap access to the roof void.

### Bedroom 1

A good size L-shaped double room with window to the front elevation, channelled wiring for a wall-mounted TV, digital thermostat control for the first floor heating zone and connecting door to the ensuite shower room. Opaque glazed double doors to a built-in wardrobe with clothes rails and shelving over. Ceiling light point and downlighter spotlights to the inner area.







### **En Suite Shower Room**

With a white suite comprising a suspended semi-pedestal wash hand basin having a chrome lever mixer tap and low-level WC with concealed cistern and large square-designed, wall mounted chrome dual flush. White ledge shelf above and side window. Glazed screen and door to shower cubicle with contemporary mosaic and ceramic tiled walls in grey and white tones, wall shower with handset, rainfall drench head and a Mira remote control unit by the glazed screen door. Chrome ladder style radiator and vinyl oak-effect floor covering. Ceiling mounted extractor fan.

### **Bedroom 2**

A double bedroom with a built-in modern double wardrobe having sliding mirror doors, clothes hanging rails and shelf over. Radiator and front window.

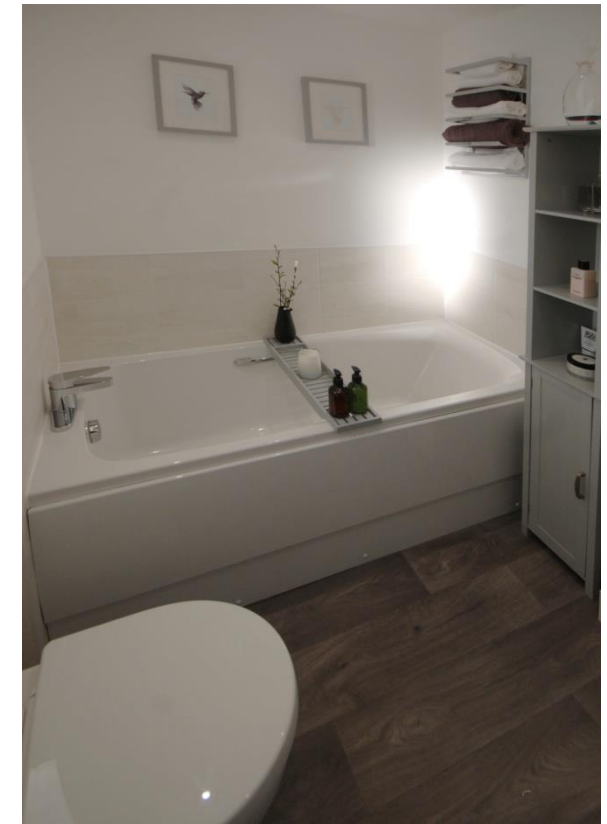
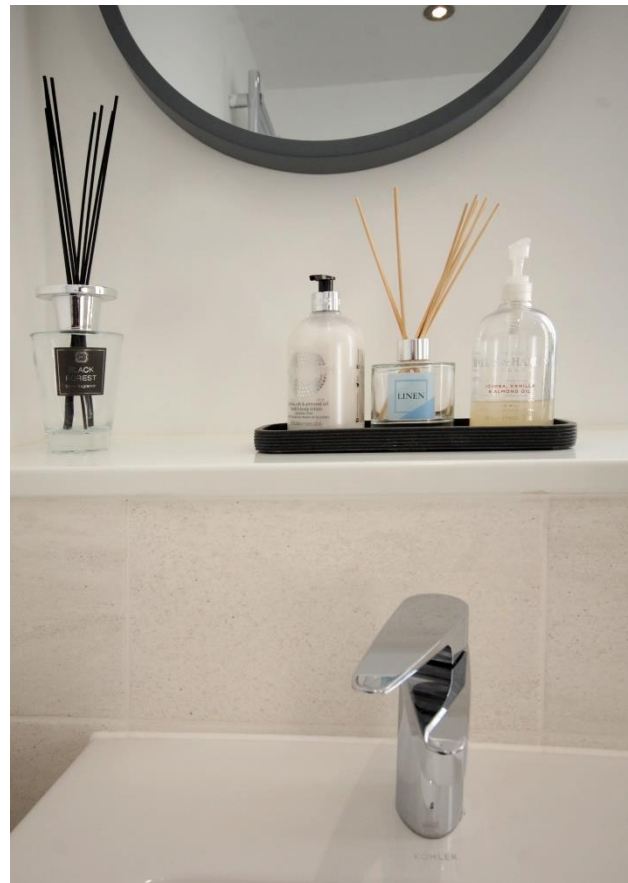


### Bedroom 3

Presently a single room as there is a built-in range of two matt black double wardrobes with long chrome handles, though removal of these would create a large enough room for a further double bed. Radiator and front window.

### Bathroom

Modern white suite comprising a panelled bath set into a ceramic-tiled surround with single lever chrome mixer tap and two grips, semi-pedestal wash hand basin and low-level WC with concealed cistern set into a tiled enclosure with chrome, large square design, dual-flush control and a ledge shelf above. LED downlighter spotlights, extractor fan and oak-effect vinyl floor covering. Chrome ladder style radiator/towel rail and window to the front elevation.



# OUTSIDE

The main garden is positioned to the left side of the house when viewed from the road and is an excellent size with privacy maintained by a quality brick-built wall and on the roadside of this there is a bark border with an established range of ornamental shrubs and a pathway leading to a screen close-boarded door for pedestrian access into the garden.

The garden is principally laid to lawn with an excellent quality stone-tiled patio having outside water tap adjacent and sensor floodlight above the French doors from the dining area of the kitchen. The lawned garden extends on either side of a gravel and stone-paved pathway leading to a summer house of modern design with double-glazed units and angled to enjoy a southerly aspect. Gravel beds on each side ideal for flowerpots and tubs.





The lawn extends around the rear of the house where there is a timber garden shed, though this area also provides potential, as previously mentioned, for an extension to the house or construction of garage/outbuildings, subject to obtaining planning and building regulation consent. Alternatively, there is also scope to remove the screen fencing to the driveway in order to extend the drive and provide additional secure parking within the grounds. External power socket.

The garden on the right side of the house when viewed from the road is principally laid to lawn with a pathway allowing pedestrian access from the front door to the car parking space, which is a privately owned driveway finished in tarmac.



## Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty.

## Viewing

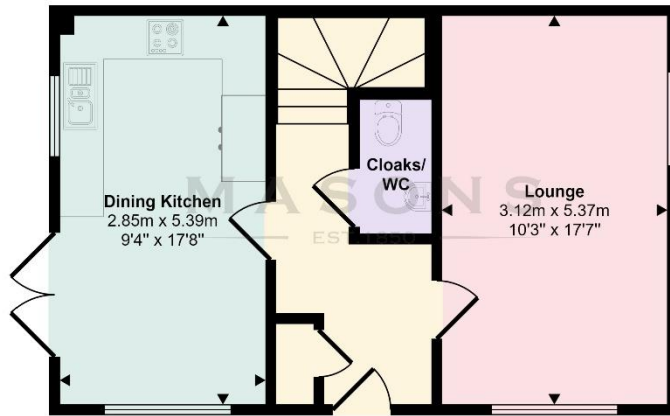
Strictly by prior appointment through the selling agent.

## General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

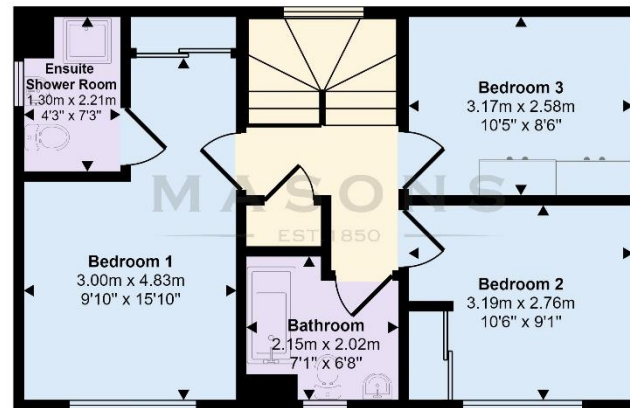
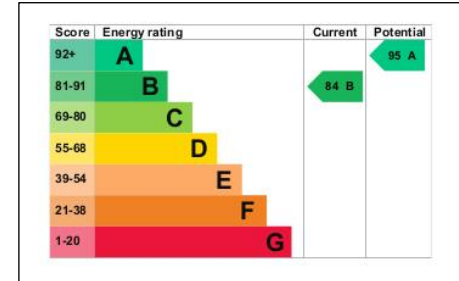


# FLOORPLANS AND EPC GRAPH



**Ground Floor**  
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 47 sq m / 506 sq ft

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