



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Hazelnut Way

**Louth
LN11 7BZ**

£73,260

This superb modern semi detached home is offered on a shared ownership of 33.3% , creating an exciting opportunity for potential purchasers. Offered for sale with NO FORWARD CHAIN, the property was built in 2020 and is located in the sought after Tennyson Fields development, found within easy access of Louth centre and its many amenities. Early internal viewings are highly recommended and will reveal spacious living accommodation comprised of: Entrance hallway, lounge, open plan fitted kitchen dining room, cloakroom, three spacious bedrooms and bathroom suite to the first floor. Outside, the property benefits from off road parking and a nice sized private garden to the rear. The property also boasts full uPVC double glazing and gas central heating system.

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Entrance Hall

Door to front opens into entrance hall, stairs to first floor landing. Radiator.

Lounge

14' 5" x 12' 6" (4.386m x 3.800m)
uPVC window to side and front elevations. Radiator.

Kitchen dining room

13' 8" x 16' 0" (4.164m x 4.882m)
uPVC window to rear, uPVC door to rear leads to rear garden. Radiator, range of modern fitted units incorporating sink unit with draining board and mixer tap. Integral oven and extractor. Built in storage cupboard. Door leading to cloakroom.

Cloakroom

6' 2" x 4' 3" (1.887m x 1.307m)
Close coupled w/c, pedestal wash basin, radiator, extractor fan.

First Floor Landing

Built in storage cupboard. Doors leading to bedrooms and bathroom.

Bedroom 1

12' 8" x 8' 6" (3.852m x 2.591m)
uPVC window to front, radiator.

Bedroom 2

8' 6" x 14' 6" (2.593m x 4.42m)
uPVC window to rear, radiator.

Bedroom 3

8' 11" x 8' 4" (2.71m x 2.538m)
uPVC window to rear, radiator.

Outside

The property is approached from the front by a driveway providing off road parking for at least two vehicles with a low maintenance lawn to the front. The rear garden is a really nice size, comprising of patio, lawn, enclosed to all sides by wood panel fencing. There is also a wooden storage shed.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

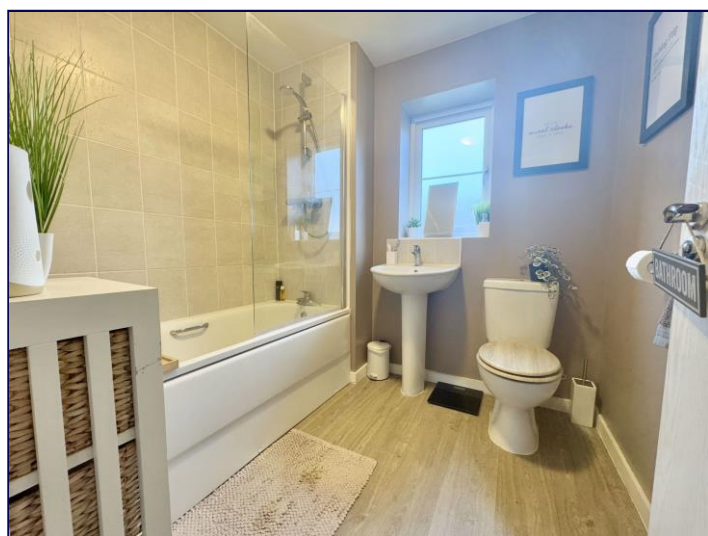
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

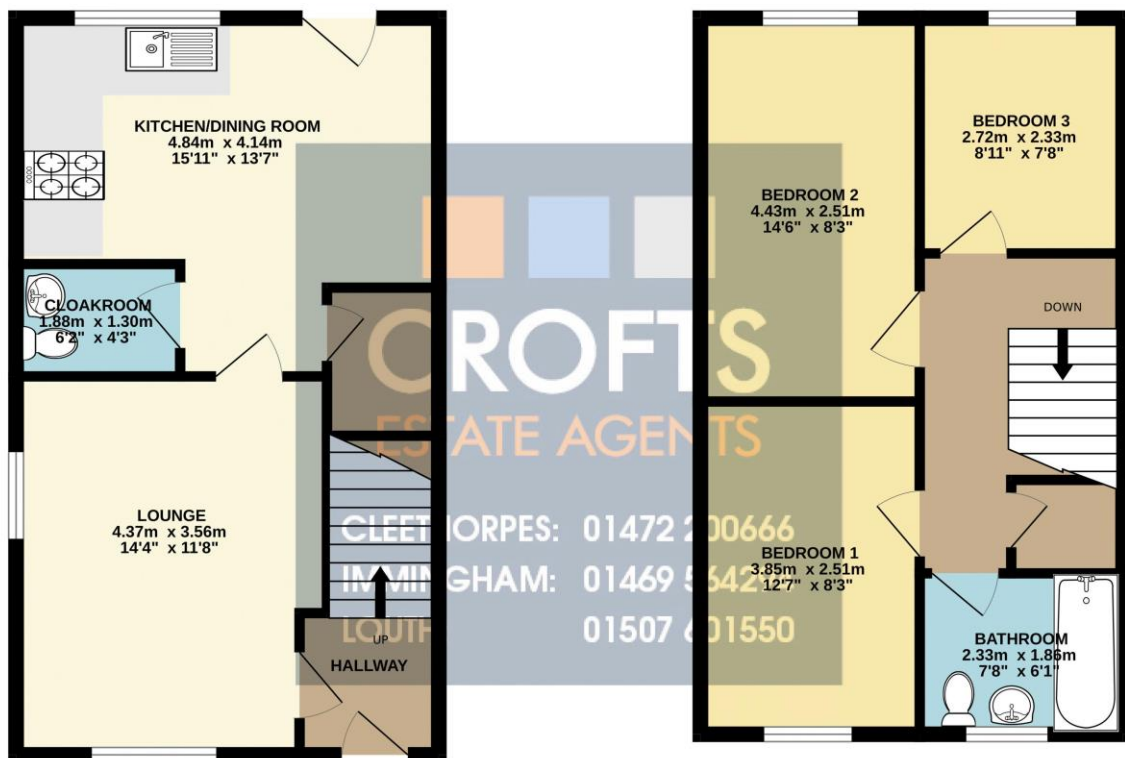
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



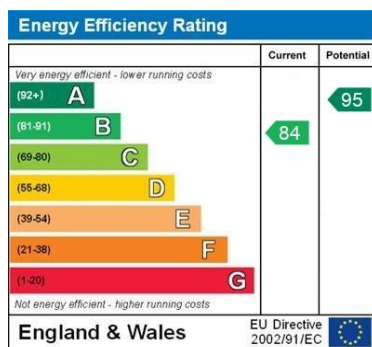
GROUND FLOOR
41.2 sq.m. (444 sq.ft.) approx.

1ST FLOOR
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (875 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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