



## 8 HAZELNUT WAY

LOUTH, LN11 7BZ

**£325,000**  
**FREEHOLD**

Welcome to Hazelnut Way.

In an enviable elevated position overlooking the green, this modern detached four bedroomed family home is beautifully presented throughout.



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01724 642002



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### Description

This beautifully presented and well planned family home offers a perfect blend of contemporary living and comfort.

Spanning an impressive 1,270 square feet, the heart of the home is a bright and inviting lounge, with stunning views across the designated green space to the front. The large living dining kitchen is designed for both entertaining and everyday living, with a useful Utility Laundry room adjacent and French style double doors that open seamlessly to the beautifully enclosed garden.

This outdoor space is a true delight, featuring a generous patio area, well-stocked flower beds, and wildflower sections that attract local wildlife. A raised decking area offers a perfect spot for al fresco dining or simply enjoying the tranquil surroundings.

Heading upstairs, the inviting reception landing leads to all principal first floor rooms with the added benefit of a linen/airing cupboard.

The master bedroom features fitted wardrobes and a stylish ensuite shower room, providing a private retreat for relaxation. Boasting three further spacious bedrooms, serviced by the luxurious family bathroom, making it an ideal family home.

With parking available for up to three vehicles, including a driveway leading to the garage, this property ensures practicality alongside its aesthetic appeal.

The remainder of the new homes warranty provides peace of mind for prospective buyers and the present owners also conducted their own professional snagging survey as well.

This modern home is not just a property; it is a lifestyle choice, offering comfort, space, and a connection to nature in a delightful setting. Whether you are a growing family or seeking a modern and idyllic retreat, this house on Hazelnut Way is a must-see.

### Entrance Hall

With stylish 'Amtico' LVT flooring and upgraded oak finished doors throughout the property, the welcoming entrance hallway invites us to all principal rooms with staircase rising to the first floor and useful storage cupboard beneath with lighting and access to the electrical consumer unit.

### WC

Beneficial for everyday convenience with frosted window to the front, WC, wash hand basin, extractor and radiator.

### Lounge

With ample space for large sofas, comfy armchairs and media outlets, with large window to the front elevation.

### Living Dining Kitchen

The perfect space for entertaining guests and providing everyday comfortable family living. With large living area and dining area and French style doors opening onto the rear gardens, a great range of fitted units complete with counter downlighting, contrasting worksurfaces and upstands and breakfast bar overhang, inset five ring gas hob and modern extractor above, inset sink unit with flexi-mixer tap over and window to the rear garden above, integral dishwasher, integral electric fan oven and grill and integral fridge and freezer. Door to:

### Utility Room

A useful Utility/Laundry room with space for washing machine and tumble dryer with work surface and inset sink unit above, door leading to the side pathway and eye level cupboard concealing the gas fired central heating boiler.

### Reception Landing

The bright and airy reception landing features a side

window, loft access hatch to ceiling and useful linen/airing cupboard with double doors for storage and housing the hot water cylinder. Doors to all principal first floor rooms.

### **Bedroom One**

The spacious main bedroom features a quirky furniture/dressing area recess, door to the ensuite, two windows to the front and fitted wardrobes with mirrored sliding doors.

### **Ensuite**

Adding luxurious practicality, the ensuite comprises wash hand basin with tiled upstand, frosted window to the side, extractor, towel rail radiator, WC and enclosed fully tiled shower cubicle with bi-folding door and direct feed shower.

### **Bedroom Two**

A sizeable double bedroom with window to the rear.

### **Bedroom Three**

A further generous double bedroom with window to the rear.

### **Bedroom Four**

The forth bedroom is of good sized proportions, currently utilised as a dressing room with window to the front.

### **Family Bathroom**

With large panelled bath, tiling to part walls, frosted window to the side elevation, extractor, towel rail radiator, wash hand basin and WC.

### **Outside**

To the front, the property features a wildflower garden with miniature ornamental hedged and bark topped border pathway leading to the front entrance and continuing around the opposite side of the

property, providing access to the Utility Room doorway and gated driveway with parking for two cars leading in turn to the Attached Garage.

The rear garden is fully enclosed for children and pets with an extended paved patio area running the entire width of the rear of the property with archway and gate opening onto the formal lawns.

The garden features a beautiful wildflower garden area, raised planted beds and borders and a raised decking seating area. The property also benefits from external power points to both the front and rear for added convenience.

### **Garage**

With up and over door, power, lighting and eaves storage.

### **Agents Note**

The property also boasts a home CCTV system and EV charging point which may available by separate negotiations and at the Vendor's discretion.

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### ADDITIONAL INFORMATION

**Local Authority** – East Lindsey District Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1272.00 sq ft

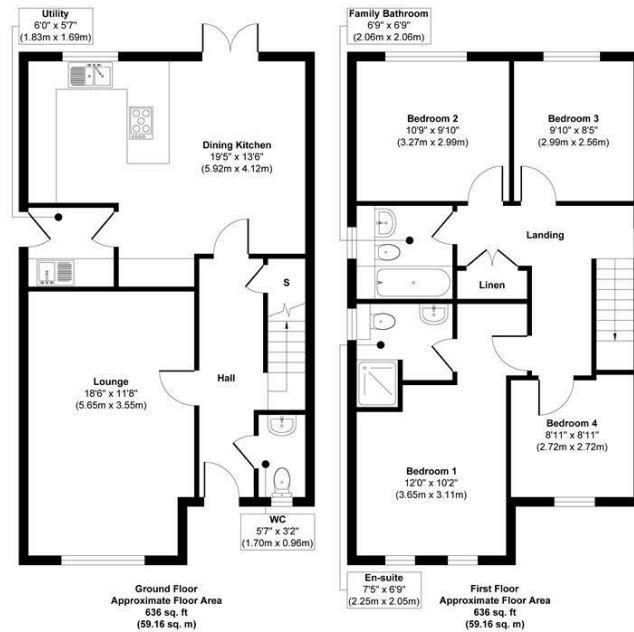
**Tenure** – Freehold







## Hazelnut Way Louth



Approx. Gross Internal Floor Area 1272 sq. ft / 118.32 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

sophie@biltons.co.uk

07789211510

<https://biltons.co.uk/>



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