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Hazel Grove, Louth



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property it must be


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£229,950

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This well presented three-bedroom semi-detached house, located in a quiet cul de sac with ample parking, garage, and low-maintenance gardens, offers modern, versatile living spaces ideal for families or first-time buyers seeking a move-in-ready home in a desirable location.

- Key Features**
- Quite Cul-De-Sac Location
 - Well Presented Semi Detached Home
 - Three First Floor Bedrooms
 - Spacious Lounge Diner
 - Kitchen
 - Dining Room & Sun Room

- Ground Floor Bathroom
- First Floor Ensuite Shower Room
- Ample Parking & Garage
- No Onward Chian
- EPC rating D
- Tenure: Freehold





Introducing to the market this well presented three-bedroom semi-detached home, perfectly situated within a quiet cul de sac, ideal for first-time buyers and families seeking a comfortable, move-in-ready home. The property is neutrally decorated throughout and features brand new carpets, creating a fresh and modern feel that will appeal to a wide range of purchasers.

The home boasts three well-proportioned reception rooms, offering flexible space for both entertaining and family life. The main lounge/diner is particularly inviting, boasting large windows that flood the room with natural light and providing a pleasant outlook. A gas fire with back boiler offers a warm and cosy focal point, perfect for relaxing evenings.

Adjacent to the main lounge is the generously sized dining room, which benefits from spacious under stair storage, a practical solution for keeping your living areas organised and clutter-free. Double doors lead through into the delightful sunroom, a truly versatile space featuring a large skylight and offering views across the rear garden. This room provides direct access to the garden, making it ideal for those who enjoy indoor-outdoor living or entertaining guests during the warmer months.

The spacious, well-appointed kitchen has been designed with practicality in mind. It features plumbing for a washing machine, a gas and electric cooker point, ample storage convenient for daily life, and a large window that overlooks the garden, allowing natural light to pour in. The kitchen also has an open archway to the dining room, ensuring a sociable environment and creating a seamless flow between the reception spaces.

Completing the ground floor is a stylish bathroom which is made up of a three piece suite comprising of panelled bath with electric shower over, WC and vanity wash hand basin with ample storage below for toiletries and a heated towel rail for added comfort all handy for families and guests alike.

Upstairs, the accommodation comprises three bright bedrooms. The master bedroom is a generous double and benefits from its own en-suite shower room made up of a shower unit, close coupled WC and wash hand basin, providing an added touch of luxury and privacy, as well as the benefit of a large eave's storage space. The second bedroom is also a generous double room with built in eaves storage and a door which opens to a ladder leading to the loft space, while the third bedroom is a comfortable single, making it suitable as a child's room, guest space, or even a home office, depending on your requirements.

Externally, this home comes with desirable features that set it apart. To the front, a large driveway allows ample parking for multiple vehicles. The single garage which benefits from light and power points provides additional secure parking or storage, while a useful store to the rear of the garage offers yet more options for storing gardening equipment, bikes, or seasonal items.

The gardens to both the front and rear have been designed with low maintenance in mind, giving you more time to relax and enjoy your home. The private, enclosed rear garden is laid with paving with scattered shrubs to the boundaries. The outdoor spaces are perfect for those who enjoy alfresco dining in the summer or simply unwinding on the timber decked patio area.

Energy efficiency is assured with an EPC rating of D, contributing to manageable running costs. The property falls within Council Tax Band B, making it an attractive prospect for families and first-time buyers looking to manage their outgoings effectively.

The location combines a peaceful cul de sac position with excellent access to nearby schools and local amenities such as shops and the leisure centre. This makes day-to-day living convenient and stress-free, with everything you need just a short walk or drive away.

In summary, this well maintained, recently decorated and carpeted semi-detached house offers versatile, modern living in a highly desirable location. With its well-designed interior, ample parking, garage, and low-maintenance gardens, it will undoubtedly appeal to a wide range of buyers. Viewing is highly recommended to truly appreciate everything this exceptional home has to offer.

Room Measurements

Ground Floor

Lounge Diner: 19'09" (max) x 13'00" (max)

Dining Room: 9'11" x 14'04"

Sun Room: 7'09" x 8'08"

Kitchen: 9'04" x 11'10"

Ground Floor Bathroom: 5'05" x 7'11"

First Floor

Master Bedroom: 11'00" x 10'04"

Ensuite Shower Room: 6'05" x 8'04"

Bedroom Two: 14'10" x 8'04"

Bedroom Three: 11'00" x 7'02"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

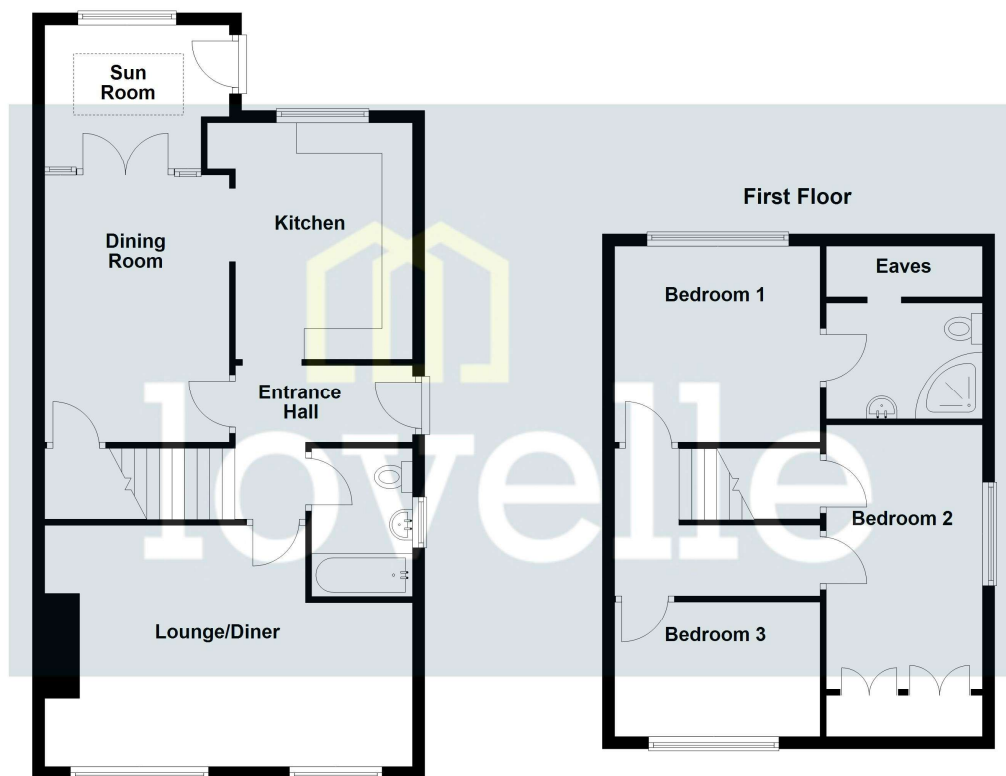
Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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