



# CROFTS ESTATE AGENTS

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



7 Hazelnut Way  
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Offers in the Region Of £360,000

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### Property Description

Crofts are delighted to bring to the market this superbly presented and significantly improved four-bedroom detached modern home, situated to the front and overlooking green space within this sought-after contemporary development. The property has been extended to the rear to create an attractive dining or garden room, which seamlessly connects the living room and breakfast kitchen. This impressive space benefits from bi-fold doors opening to the rear garden, complemented by a glass gable-end window that allows an abundance of natural light to flood in. The home further benefits from gas central heating and uPVC double glazing, with accommodation briefly comprising a welcoming entrance hallway, cloakroom, living room, dining/garden room, modern fitted breakfast kitchen, and an additional sitting room/ fifth bedroom to the ground floor. To the first floor, there is a landing, family bathroom, and four well-proportioned bedrooms, all capable of accommodating a double bed. The principal bedroom also enjoys the advantage of an en-suite shower room. Occupying one of the larger plots within the development, the property boasts a southerly facing rear garden that offers a good degree of privacy, particularly during the summer months when mature trees to the rear provide a natural screen.

Externally, the property also benefits from a driveway and attached garage. Built in 2020 and a number of years still remain on the NHBC warranty. Viewing is highly recommended to fully appreciate the quality and appeal of this beautiful home.

### Entrance Hallway

Offering composite entry door to the front elevation and a window to the side. Nest smart/ split level central heating control. Central heating radiator. Staircase with useful understairs storage. Karndean flooring.

### Cloakroom

3' 10" x 8' 11" (1.173m x 2.722m)

Equipped with a close coupled w.c and wall mounted wash hand basin. Central heating radiator. uPVC double glazed window to the side elevation.

### Lounge

16' 1" x 10' 3" (4.910m x 3.132m)

Neutrally decorated and having uPVC double glazed window to the front elevation. Central heating radiator. Opens through into the superb dining/ family room extension. Karndean flooring.

### Dining or Garden Room

12' 7" x 11' 6" (3.824m x 3.505m)

uPVC double glazed entry door to the side elevation, bifolding doors to the rear and a Velux window allowing for ample natural light to brighten the room. Karndean flooring.

### Breakfast Kitchen

12' 6" x 14' 7" (3.818m x 4.455m)

One of the selling features to this lovely home has to be that of its kitchen,. Offering an excellent array of fitted wall and base units along with matching central island and contrasting work surfacing. Integrated eye level bosch double oven and five ring gas hob into the island with chimney extractor over. Integrated dishwasher, fridge freezer and wall mounted Logic gas boiler set into one of the wall cupboards. Central heating radiator. uPVC double glazed windows to the rear and side elevations. Karndean flooring.

### Sitting Room/ 5th Bedroom

11' 11" x 8' 10" (3.642m x 2.696m)

A versatile space offering uPVC double glazed windows to the front and side elevations. Central heating radiator.

### First Floor Landing

Loft access to the ceiling. Airing cupboard. Nest smart split level heating control.

### Family Bathroom

6' 11" x 6' 10" (2.108m x 2.091m)

Modern white family bathroom comprising panelled bath, w.c and wall mounted wash hand basin. Tiled splashback. uPVC double glazed window. Down lighting. Chrome effect central heating towel radiator.

### Bedroom One

9' 2" minimum x 14' 9" (2.806m x 4.490m)

uPVC double glazed windows to the rear and side elevations. Central heating radiator.

### Ensuite

6' 4" x 8' 3" (1.931m x 2.512m) maximums

uPVC double glazed window. Fitted with a concealed cistern w.c and wall mounted wash hand basin. Shower cubicle. Down lighting. Central heating towel radiator.

### Bedroom Two

12' 11" x 8' 10" (3.927m x 2.700m)

uPVC double glazed windows to the front and side elevations. Central heating radiator.

### Bedroom Three

8' 7" x 10' 0" (2.616m x 3.043m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Four

7' 5" x 10' 4" (2.25m x 3.14m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Front Garden

Open plan frontage with Scottish cobbles and established shrubs, driveway with parking for 3 cars leading to the attached garage which itself has internal light . Front porch with front level access entry. Power supply and a water butt. To the right hand side of the property there is a small layby which does present itself to further parking for guests, but is owned by the development at the moment.

### Rear Garden

One of the other selling features to this home has to be that of its southerly facing rear garden which has lawn, porcelain patio area, water supply, power supply, door to the garage, rear garden gate access to a shed and a summer house and a water butt, gravelled beds and a range of mature shrubs. Trees run along the rear boundary and during the summer months offer a great degree of privacy to the rear. The garden is one of the larger ones of the development and is ideal for the family market or for those whom like to entertain outdoors.





### Tenure

Believed to be Freehold, 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.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

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

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.**



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
65.8 sq.m. (708 sq.ft.) approx.

58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA : 123.9 sq.m. (1333 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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