



CROFTS ESTATE AGENTS

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



5 Walnut Close Louth LN11 7DN

**Offers in Excess
of £300,000**

This superb modern detached residence is tucked away in a private cul de sac position, located on the popular Tennyson Fields development in Louth, just off Eastfield Road. Built to an exceptional standard in 2021 and therefore benefits from being under the remainder of its new homes warranty. The owners have also had the foresight to install an air source heat pump during their occupation, resulting in clean and energy efficient running costs. Internal viewings are highly recommended in order to fully appreciate the spacious living accommodation on offer, which is briefly comprised of : Entrance hallway, cloakroom, lounge, open plan kitchen dining room, with separate utility room. First floor landing with double built in storage cupboard, four bedrooms, with the principle bedroom having built in wardrobes and adjoining en suite shower room, with the remaining bedrooms being served by the family bathroom suite. Externally, the property is approached by a long driveway leading to a single garage and low maintenance lawned garden to the front. The rear garden is a lovely space for entertaining or al fresco dining, having a large patio area and separate lawn, enclosed to all sides by wood panel fencing.

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Entrance Hall

Door to front opens into entrance hallway, with stairs to first floor landing. Radiator. Useful built in storage cupboard.

Cloakroom

5' 1" x 3' 1" (1.55m x 0.94m)
uPVC double glazed window to front aspect. Close coupled wc, floating pedestal wash basin and radiator.

Lounge

18' 5" x 11' 4" (5.61m x 3.45m)
uPVC double glazed window to front, two radiators and T.V aerial point.

Kitchen dining room

19' 3" x 13' 5" (5.88m x 4.08m)
uPVC double glazed window to rear and uPVC double glazed French doors to the rear leading to the rear garden area. A superb fitted kitchen incorporating an extensive range of modern fitted base and wall units with 1/12 sink bowl unit with draining board and mixer tap and further integral units including fridge, freezer and dishwasher. Induction hob with extractor over and integral oven. Inset ceiling spotlights and radiator.

Utility room

5' 11" x 5' 8" (1.81m x 1.72m)
uPVC door to rear leads to driveway . Further fitted wall and base units with worktop over and space and plumbing below for a washing machine and tumble dryer.

First Floor Landing

uPVC double glazed window to side, loft access hatch and double built in storage cupboard providing access to the hot water cylinder.

Bedroom-1

12' 0" x 10' 0" (3.65m x 3.04m)
uPVC double glazed window to front aspect, built in fitted double wardrobe, T.V and telephone points, radiator and a door leading into the en-suite.

En Suite

6' 9" x 5' 4" (2.06m x 1.63m)
Opaque uPVC double glazed window to side, extractor fan, spotlights to the ceiling and a heated towel rail. Superb modern fitted three piece suite comprising shower cubicle with rainfall effect shower over and shower attachment, close coupled w/c , wash hand basin with stainless steel mixer tap.

Bedroom 2

10' 8" x 9' 9" (3.25m x 2.97m)

With uPVC double glazed window to the rear and a radiator.

Bedroom 3

9' 10" x 8' 4" (2.99m x 2.55m)

With uPVC double glazed window to the rear and a radiator.

Bedroom 4

9' 0" x 8' 5" (2.75m x 2.57m)

With uPVC double glazed window to the front and a radiator.

Bathroom suite

6' 9" x 6' 9" (2.06m x 2.06m)

Opaque uPVC doubled glazed window to the side, electric shaver point, extractor fan, tiled splashbacks, spotlights to the ceiling and a heated towel rail. Superb modern bathroom fitted with a three piece suite comprising a panelled bath with stainless steel mixer tap and electric shower over, close coupled w/ and wash hand basin.

Detached Garage

16' 8" x 10' 1" (5.09m x 3.07m)

Single brick detached garage. Up and over door, light and power points.

Outside

The property is approached by an open lawned area with footpath leading from the driveway to the front entrance door. The driveway provides ample off road parking and leads to the detached garage. . The rear garden is fully enclosed with fencing to the boundary and features a superb slate paved patio which in turn leads to the lawned garden. There are outside power points, lighting, an outside tap, and the air source heating system.



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.

Viewings

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

Council Tax Information

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



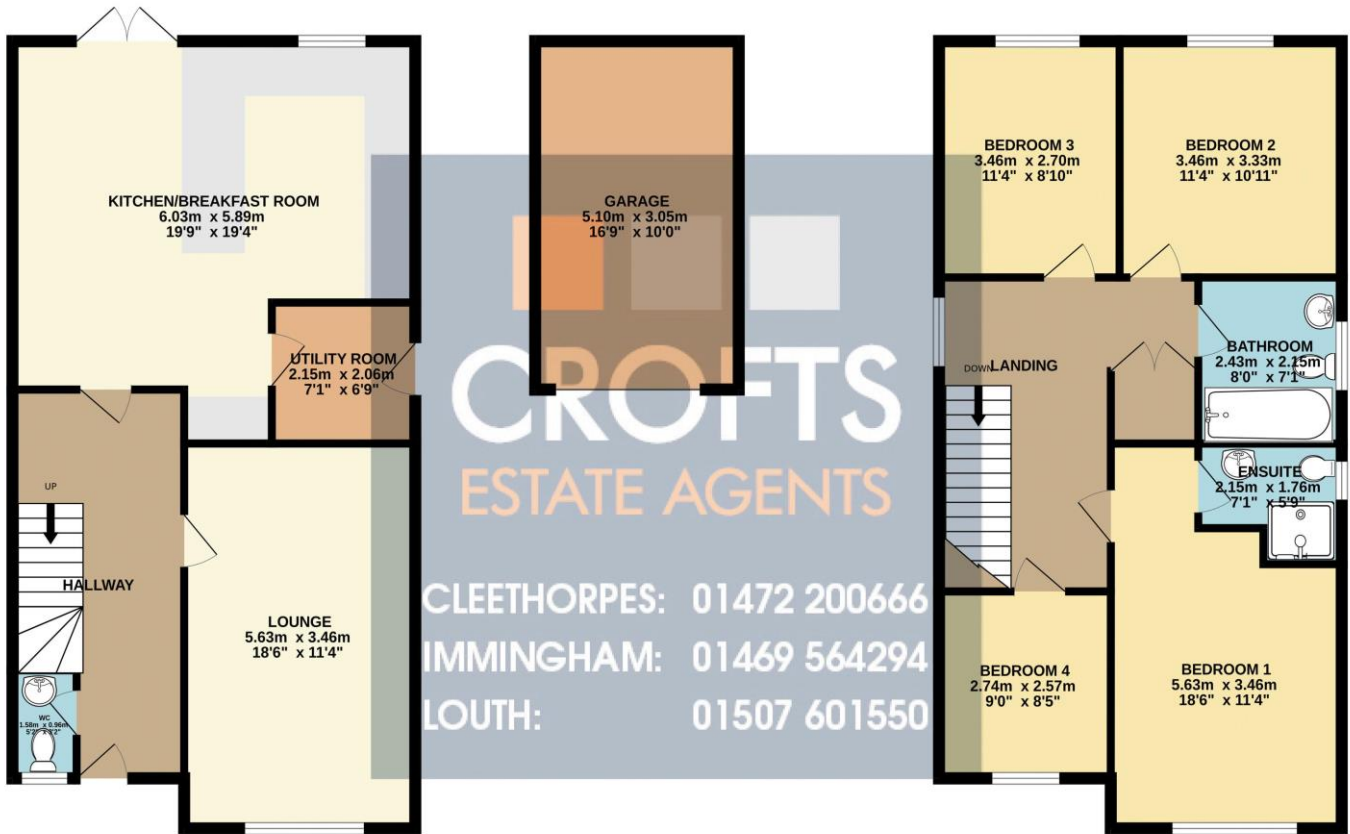


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

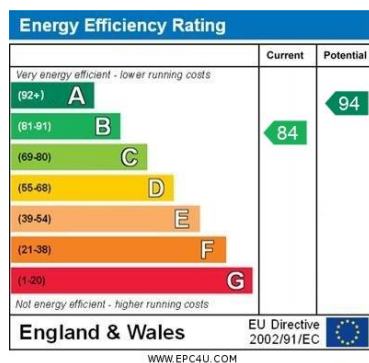
GROUND FLOOR
83.1 sq.m. (895 sq.ft.) approx.

1ST FLOOR
67.6 sq.m. (727 sq.ft.) approx.



TOTAL FLOOR AREA : 150.7 sq.m. (1622 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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