



# CROFTS ESTATE AGENTS

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CLEETHORPES  
01472 200666

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



7 Hazelnut Way  
Louth  
LN11 7BZ

Offers in the Region Of £360,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

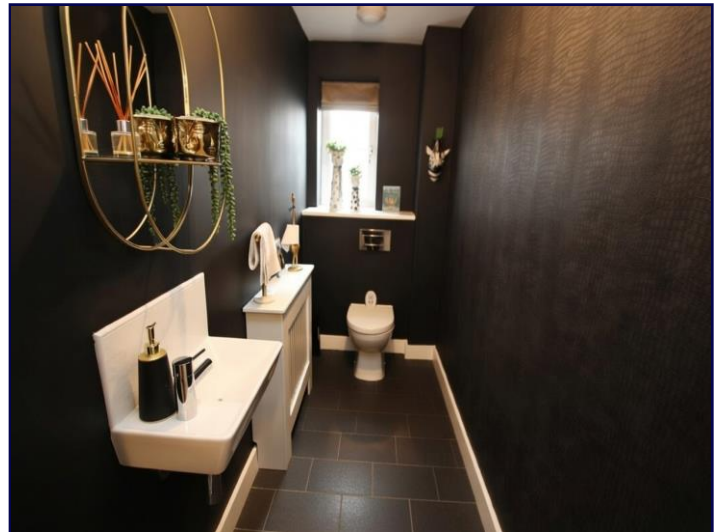
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Description

Crofts are delighted to bring to the market this superbly presented and significantly improved four-bedroom detached modern home, situated 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 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. Remainder of the builders warranty. Viewing is highly recommended to fully appreciate the quality and appeal of this beautiful home.

### Entrance Hallway

### Cloakroom

### Lounge

### Dining or Garden Room

### Breakfast Kitchen

### Sitting Room

**First**

**Floor**

**Landing**

**Family Bathroom**

**Bedroom One**

**Ensuite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Front Garden**

**Rear Garden**



**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.

1ST FLOOR  
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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