



2 Hazelnut Way

Louth

M A S O N S
— Celebrating 175 Years —

2 Hazelnut Way

Louth
Lincolnshire LN11 7BZ



Ultra-efficient modern detached house

Full roof slope of owned solar panels

3 well proportioned first-floor bedrooms

Ensuite shower room to bedroom 1, bathroom

Hallway with cloaks/WC off

Attractive bright fitted dining-kitchen

Modern lounge with front and side window

Sunny enclosed garden with sheltered pagoda

Driveway with parking for 3 cars

Gas CH system, uPVC DG, alarm system

Windows overlooking an open green area

A superbly presented and well-designed detached three-bedroom family home with excellent parking space at the side and rear, an attractive, sunny and secure, enclosed garden with modern pagoda and garden shed. Lounge, hall with cloaks WC, contemporary fitted dining kitchen with appliances, ensuite shower room to the master bedroom and family bathroom. Full roof slope of owned PV solar panels, gas central heating system and double glazed windows.

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01507 350500

Constructed around 2020 with the balance of a 10-year warranty, the house insulated rendered walls with brick plinth, archways and detailing beneath the concrete-tiled roof, fitted with a dry verge system. The front roof slope is fully covered in owned PV solar panels with feed-in overflow tariff and battery storage.

The windows are white uPVC double-glazed units and heating is by a gas combination boiler by Ideal, with ground floor and first floor separate heating zones controlled by digital programmers. The enclosed garden is ideal for a young family and superbly orientated to enjoy the sun throughout the day, with patio area, modern pagoda and a timber garden shed. This house has a larger than average parking facility to the side and rear, with space for wheelie bin storage.

Accommodation

Ground Floor

A composite part-glazed (double-glazed) front door is finished in light grey externally and white internally, opening into an entrance hall with a limed oak-style, vinyl floor covering with large mat well at the entrance. A return staircase leads off at the rear with kite-winder turning steps and a high-level window on the rear elevation above. There are two ceiling light points and a mains-powered smoke alarm, a radiator in decorative case and the digital controller for the ground floor central heating. A built-in cloaks cupboard has a fitted rail and contains the control units and battery for the solar panels, together with two metal-cased electricity consumer units with MCBs.





There are doors off to the dining kitchen, lounge and a **cloakroom/WC** of good size, with oak-effect floor covering extending through from the hallway.

The white suite comprises a low-level WC set into a decorated bulkhead concealing the cistern, with large, chrome dual-flush control by Kohler, together with a rectangular modern, white wash hand basin with ceramic-tiled splash-back and chrome lever pillar tap. The walls are part wallpapered with painted finish above and there is a part-sloping ceiling.





The **lounge** is a modern reception room which is light and airy, having a three-panel window on the front elevation and a two-panel side window which overlooks the open green area adjacent to the house. Both windows are fitted with white Venetian blinds. There is a radiator and there are TV aerial and satellite leads.

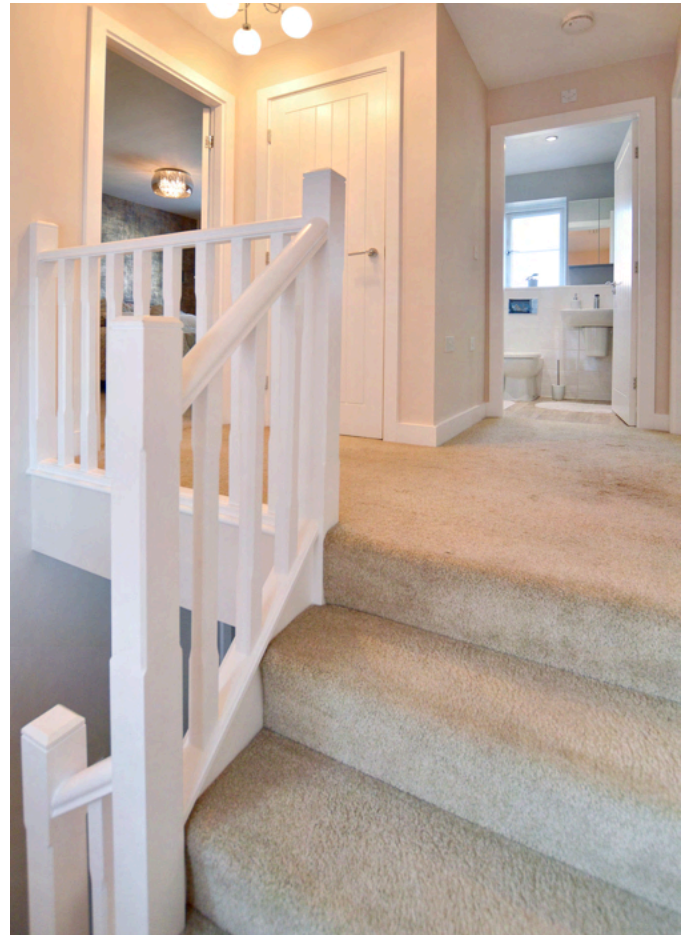
The **dining kitchen** is a good size and has a range of fitted units in a U-shaped configuration, finished in gloss cream with polished chrome handles. There are base cupboards, a drawer unit with deep pan drawers, woodblock-effect work surfaces and upstands and an Elleci resin-bonded, cream one and a half bowl sink unit with brushed chrome lever mixer tap. The units include an integrated, faced fridge/freezer, a full-size integrated and faced dishwasher, a built-in double fan oven with grill and separate stainless steel, four-ring gas hob, all by Zanussi. The hob has a stainless steel splash-back and a cooker hood over with downlighters.



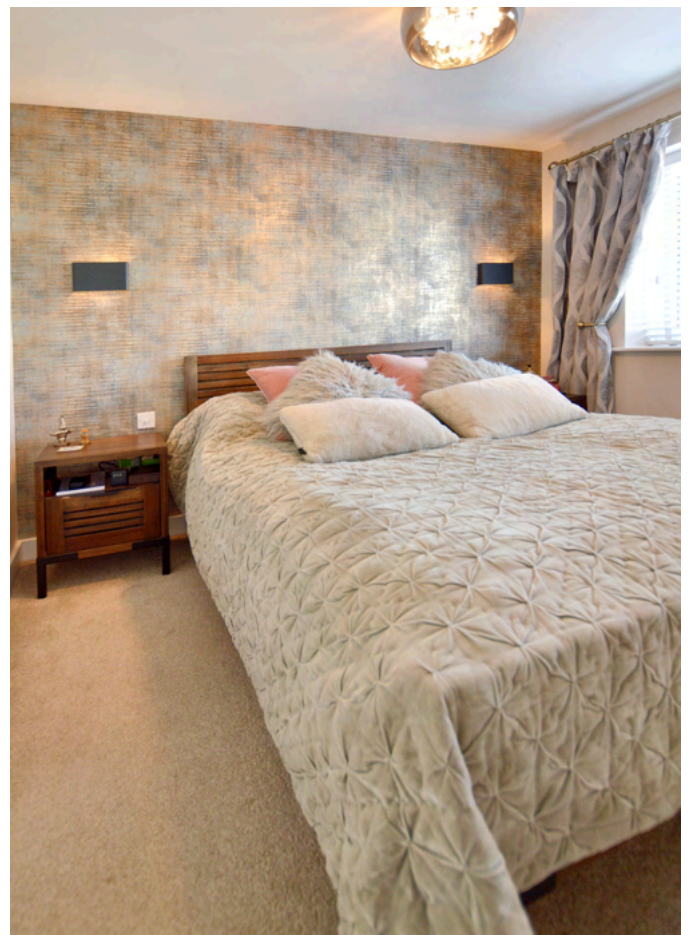
There is space with plumbing for a washing machine. A deep wall cupboard houses the Ideal Logic Combi ESP1 35 central heating boiler. There are LED downlighters to the ceiling in the kitchen area and a pendant light point in the dining area. There is a radiator, mains smoke alarm, an extractor fan and oak-effect vinyl floor covering with a wall-mounted shoe cupboard. Front three-panel window, side two-panel window (with white Venetian blinds) and double-glazed French doors opening onto the patio and garden.

First Floor

The staircase leads up from the hallway to the **first floor landing** with white pillared balustrade and handrail extending to form a gallery. As previously mentioned, the staircase and landing are naturally lit by a large window to the rear elevation with Venetian blind. The landing has a ceiling light point, mains smoke alarm, a useful shelved linen/store cupboard and trap access to the roof void which provides useful storage space.



The **main bedroom** is positioned at the front of the house and a good size double room which has been well designed, with a wide, three-panel window to the front elevation, having a fitted white Venetian blind and there are two bedside wall up/down lights operating on dimmer switches. The digital controller for the first floor central heating is located in this bedroom. Sliding mirror double doors open to a deep, built-in wardrobe fitted with clothes hanging compartments, storage areas and a three-drawer base unit, all illuminated by an LED downlighter over.





A door opens from the bedroom into the **en suite shower room** which has an oak-effect vinyl floor covering, a chrome ladder-style radiator, a side window and a modern woodgrain-effect, high-gloss double wall cupboard. The white suite comprises a suspended semi-pedestal wash hand basin with chrome lever mixer tap and low-level WC with cistern concealed within a bulkhead, forming a deep plinth and window sill over, in gloss white. The ceramic-tiled and glazed shower cubicle has a sliding glazed door and thermostatically controlled mixer unit with handset on wall rail.



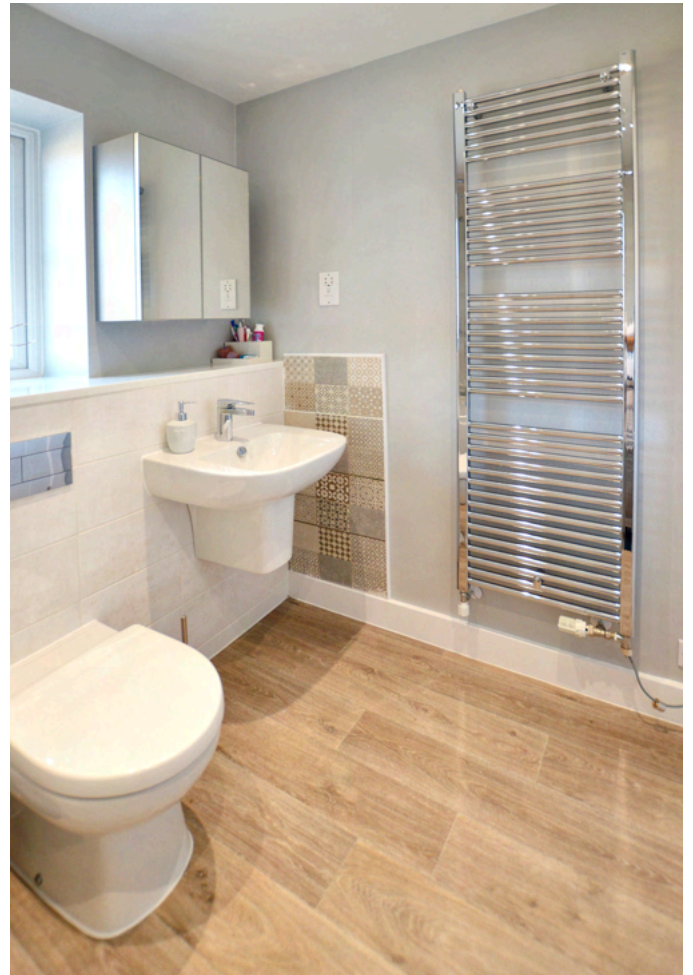


Bedroom 2 is a smaller double bedroom, also positioned at the front of the house or, as at present, a spacious single bedroom. There is a radiator and a front three-panel window with white Venetian blind. **Bedroom 3** is currently a home office for the owner but is of double size, or again, would make a good size single bedroom. There is a window on the side elevation presenting excellent views across the green area at the side of the house and fitted with white Venetian blind..



The **family bathroom** has a white suite comprising a panelled bath with two chrome grips set into a ceramic-tiled surround, which has a decorative tiled panel on one side where the shower mixer unit with handset on wall rail is located over the bath and this also has a large, circular drench head.

The white suite comprises a semi-pedestal wash hand basin with lever mixer tap and a low-level WC with dual-flush control and concealed cistern in a gloss white bulkhead, forming a deep plinth and sill to the window over. There is a shaver socket, a chrome ladder-style radiator/towel rail and ceiling extractor fan. The floor, again, has an oak-effect vinyl covering.





Outside

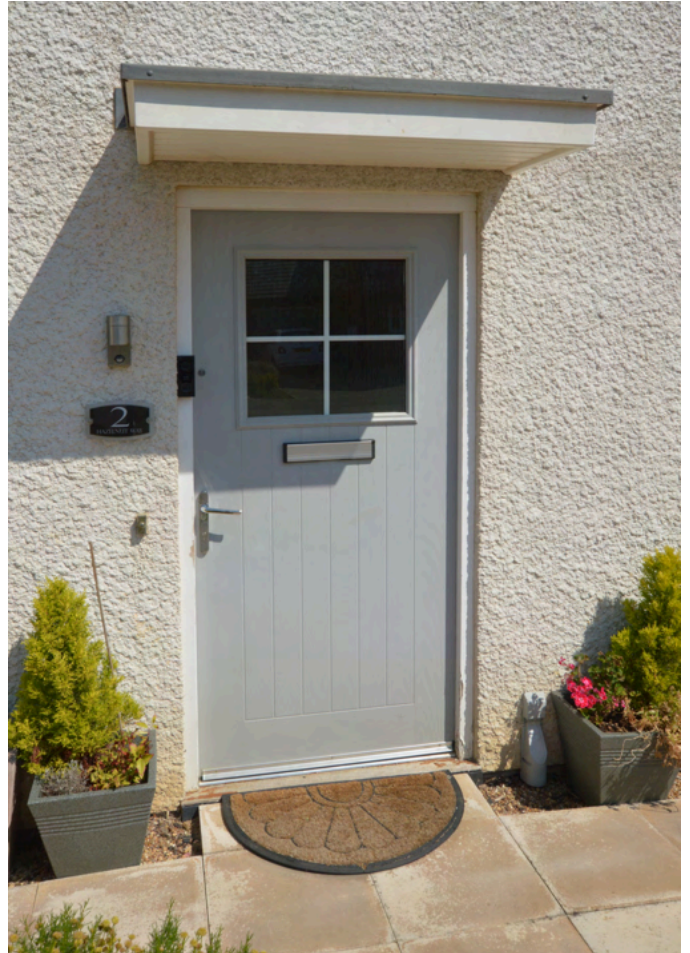
Vehicular access to the property is via Acorn Avenue and then along Walnut Close. From here a driveway leads to just 4 properties and 2 Hazelnut Way enjoys the valuable benefit of being the last of the four. This therefore extends the car parking area available considerably to include a block paved space with post and rail fence to 2 sides, the turning area and owned driveway, at the rear of the house. From here there is a screen fence with a ledged and braced door into the garden and the end of the drive is a good space to store wheelie bins.

The garden is ideally suited to a family, forming a secure outside space which is very well orientated for the sun. In the rear corner there is a modern pagoda over decking, a private, sheltered outside seating area looking out across the main lawned area to the side elevation of the house. The garden is enclosed by brick walls to front and side and fencing along the rear, with a screen timber door out onto Hazelnut Way at the front.

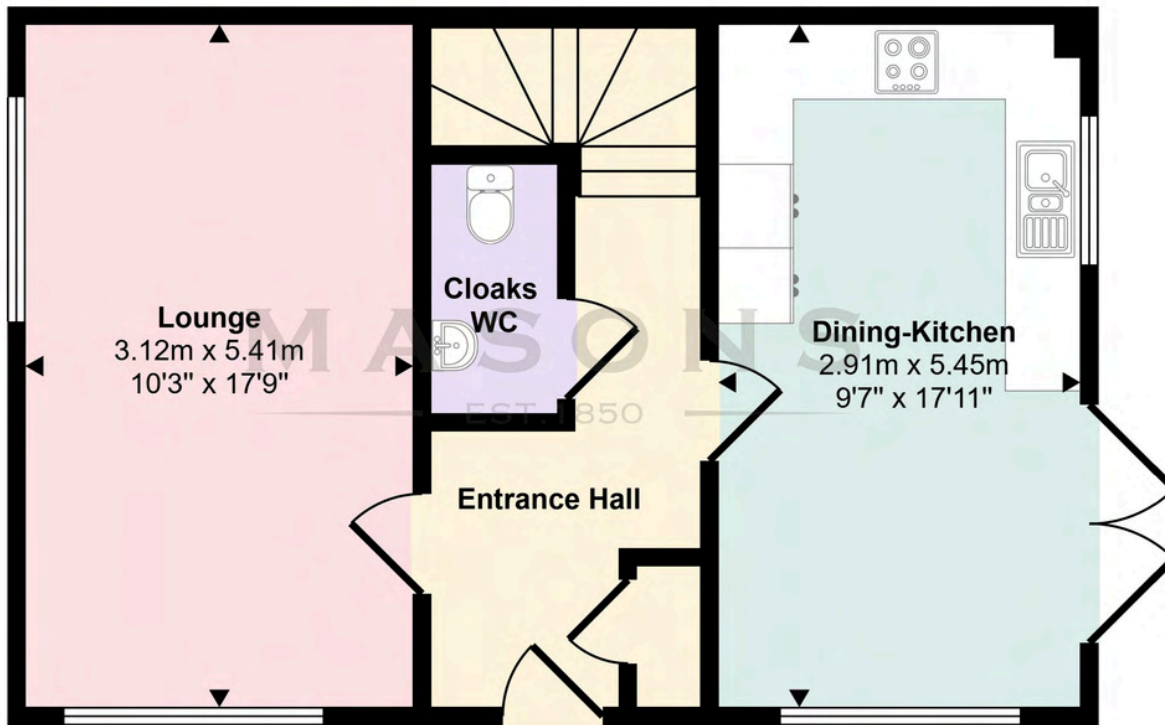


There are well stocked flower beds and borders with established plants, shrubs and bushes while close to the French doors of the kitchen is a flagstone paved patio. From here a flagstone path leads across to a garden shed painted blue and white with an external power point. Gardens wrap around the front and left side of the house with more attractive shrubs and trees, gravel borders to the house and flagstone pathways leading to the main entrance and around to each side. Outside tap to the side wall and lantern by the French doors. Up/downlighters by the front entrance and driveway.

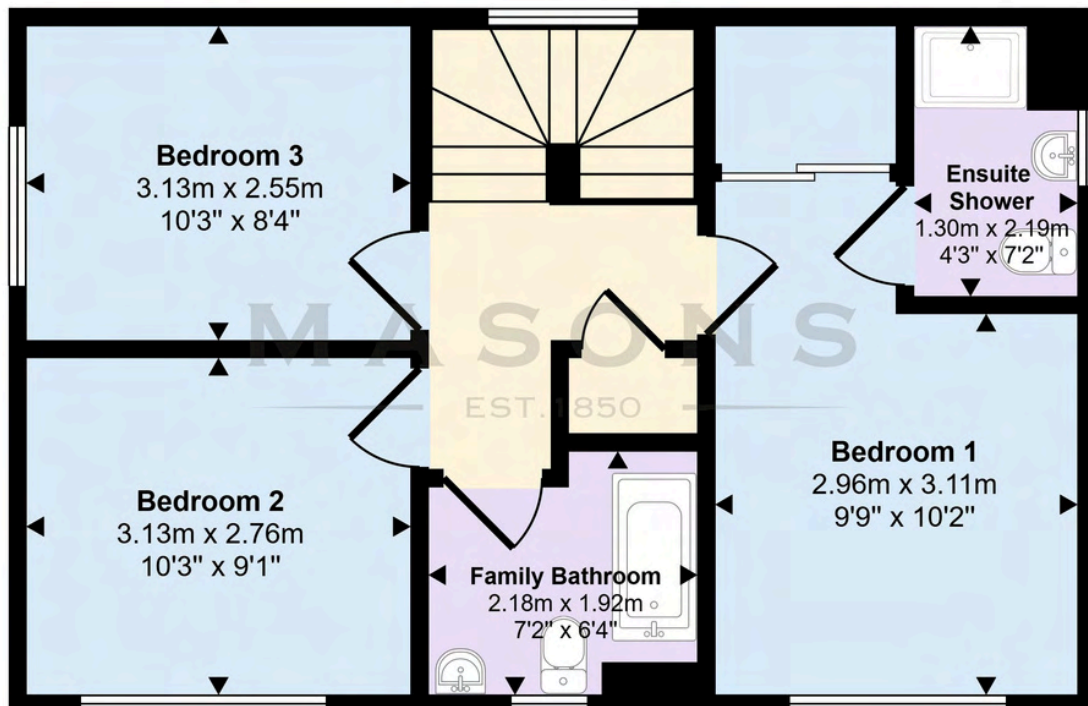








Ground Floor
Approx 46 sq m / 496 sq ft



First Floor
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.

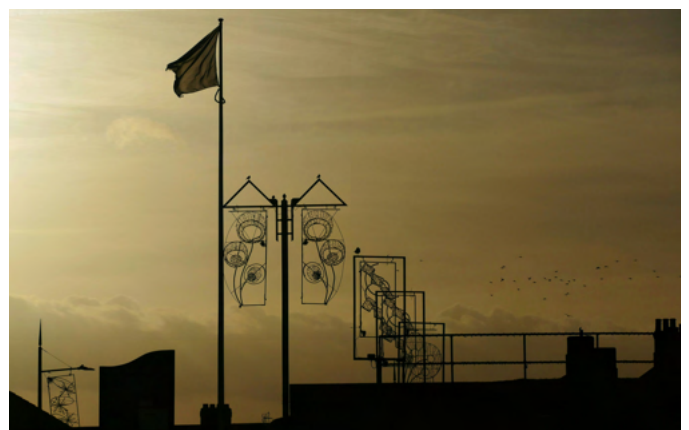


The Coast

Charm by the Coast

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Cleethorpes, Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



The Wolds

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The owner advises that the solar panels have significantly reduced electricity costs and so far produced an annual income of around £900

Tenure

Freehold

Location

What3words: [///reporting.marsh.eggs](https://www.what3words.com/reports/reporting.marsh.eggs)

Directions

Travel through the centre of Louth along Mercer Row and Eastgate and at the far end of the town centre, carry straight on at the two mini roundabouts along Eastgate. Follow the road which becomes Eastfield Road and proceed towards the edge of town. Before leaving town, take the right turning into Chestnut Drive and after a short distance turn left into Tennyson Fields. Where the road branches, bear right along Hazelnut Way, follow the road around the long bend and the house will be found on the left immediately after the open green area.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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