



18 Kenwick Park, Kenwick, LN11 8NP

M A S O N S

EST. 1850

18 Kenwick Park, Kenwick, LN11 8NP

A superb opportunity to acquire a higher-than-average specification Norwegian Lodge situated in a sunny and open position with open views to the rear across woodland. Number 18 Kenwick woods is a superbly maintained cabin having a raft of upgrades compared to standard, including Mitsubishi air conditioning/heater units, multi-fuel stove to the lounge, extended decking area around the perimeter of the cabin and large parking area. The cabin is for sale with all furniture and fittings included, making this a superb second home or ready-to-go holiday let.

The property comprises a large, open plan living kitchen diner, hallway with utility off, three double bedrooms, one with en suite shower room and further family bathroom. The cabin is situated on the edge of the site within the popular Kenwick Park Estate, just a short walk to the golf course and new leisure centre and also only a quick drive to Louth market town.



The Property

A high-quality Norwegian log cabin fitted out to high specification benefitting from wooden-framed, double-glazed windows and owned since new by the current vendors. The sale includes all the fitted blinds/curtains and lights and the furniture shown in the photos. The cabin is well maintained on a regular basis and has the upgraded multi-fuel stove to the living space and more recently, two Mitsubishi inverter air conditioning and heater units providing a far superior and efficient heating system.

Location and Directions

Located close to the popular market town of Louth, the Kenwick Park complex is set in 320 acres of rolling Lincolnshire Wolds countryside making it ideal for woodland walks, the complex comprises a luxury hotel, spa and leisure facilities and a stunning 18 hole golf course. Nestled deep within the woodland area this Log cabin is situated in a private and sunny spot.



Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Travel out of Louth on Kenwick Road, at the bypass turn right then left into Kenwick Park Hotel complex. Bear right at the fork and travel for about a mile down the long road with speed bumps passing various log cabins as you go. Upon arriving at Kenwick woods log cabins take the second right following signs for number 18. After a further right and left turn, number 18 can be found shortly on the right side.





Accommodation

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

Entrance Hall

Accessed via a part-glazed timber door. Solid wood flooring leading into a carpeted area, smoke alarm and access to bedrooms. Panel heater to wall and also the Mitsubishi inverter heater with wireless controller. Door off into:

Utility Room

Fitted workbench with pressurised hot water cylinder, space below provided with plumbing for washing machine. Electric consumer unit and shelving fitted to walls.

Kitchen Living Diner

A good range of base and wall units fitted with Shaker style ivory doors, woodblock-effect, roll-top laminated work surfaces, one and a half bowl sink with chrome mono mixer tap. Free-standing Bosch dishwasher, Electrolux single electric oven and AEG electric hob with extractor above. Tiling to all splashbacks and Electrolux built-under combined fridge freezer. Windows to three

side and having large sliding patio doors leading onto the decking. Solid wood floor to kitchen area, extending to carpet. To the corner is the Hunter multi-fuel burner with tiled hearth and backing, creating great ambiance and a cosy living space. Further panelled heater to side and the Mitsubishi inverted heater with wireless control. Space for dining table and spotlights to ceiling beams.

Master Bedroom

Window overlooking open woodland, vaulted ceiling and good range of wardrobes. Carpeted floor and panel heater to wall. Door into:

Shower Room

Having low-level WC, wash hand basin with vanity storage cupboards below with mirror and downlighters. Bidet, large corner shower cubicle with thermostatic mixer and pivoting door, fully tiled to walls with frosted glass window, extractor fan to ceiling and spotlights. Wall-mounted Dimplex fan heater and also having a high-specification Fisher electric towel radiator with wireless timer controls and carpeted floor.

Bedroom 2

Further double bedroom with window to side, wardrobe, chest of drawers and bedside





tables. Panel heater to wall and having carpeted floor.

Bedroom 3

Further double with window to side, wardrobe and panel heater. Vaulted ceiling and carpeted floor.

Family Shower room

Curved corner shower unit with thermostatic mixer, low-level WC and wash hand basin, fully tiled walls, frosted glass window, shaver point and extractor fan and spotlights to ceiling. Dimplex wall-mounted fan heater, electric heated towel rail and carpeted floor.

Outside

A smart decking area that catches the sun at different times of the day with a southerly aspect. Approached from the drive with steps up to the wider-than-average decking area, well maintained with handrails, outside lighting and tap. Decking leading around to the front with sliding door back into the lounge. Overhanging canopy and outside light making ideal al fresco dining and barbecue area with extended decking area. Larger-than-average driveway to side providing parking for at least three vehicles

whilst to the rear is a useful coal bunker and log store. Water collection butt to corner.

Tenure

We are advised that the property is Leasehold with approximately 100 years remaining and having a peppercorn ground rent. There is a quarterly service charge of £183.52.

Viewing

Strictly by prior appointment through the selling agent.

General Information

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 included 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. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.



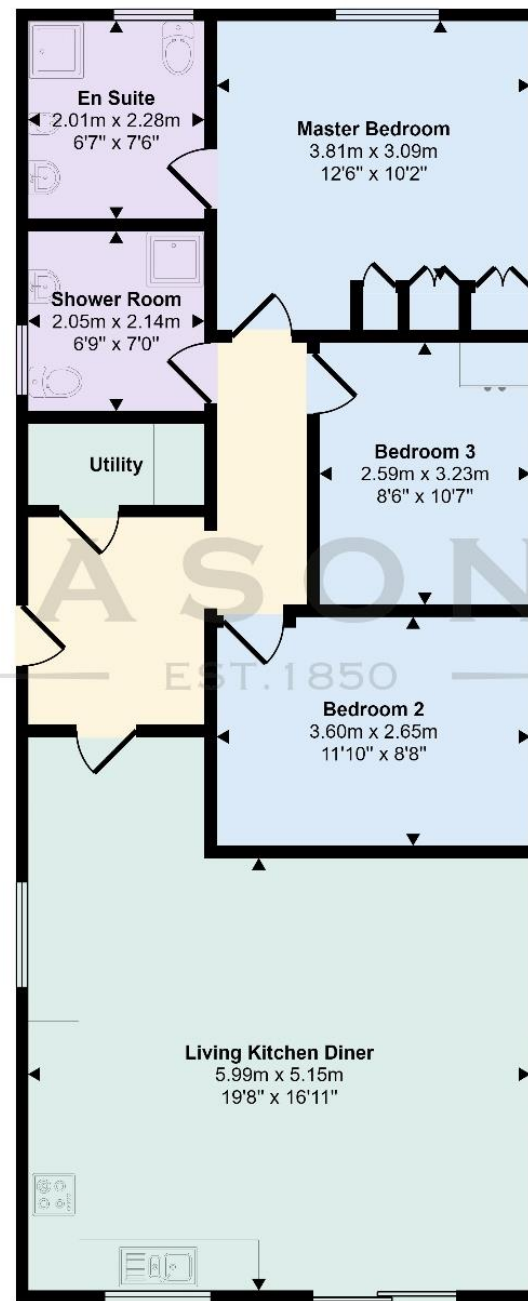


Floor Plans



Approx Gross Internal Area
90 sq m / 973 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 the real items. Made with Made Snappy 360.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.