



24 Kenwick Park

Kenwick

M A S O N S
— Celebrating 175 Years —



24 Kenwick Park

Kenwick, Louth
Lincolnshire LN11 8NR

No Onward Chain

Fully renovated and insulated Scandinavian log cabin
with energy-saving upgrades

Stylish open-plan living area with vaulted ceilings and
multifuel stove

Contemporary kitchen with Corian worktops and
integrated appliances including Smeg range cooker

Two well-designed bedrooms with built-in wardrobes,
and ensuite shower room to the master

Generous wrap-around decking with external lighting
and power, perfect for outdoor living

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Set amongst the peaceful woodlands of the Lincolnshire Wolds, this exceptional Scandinavian-style log cabin is anything but ordinary. Beautifully reimagined with modern living in mind, this home marries rustic charm with contemporary style. Thoughtfully renovated just three years ago the cabin has been elevated to a superb standard, delivering a surprisingly energy-efficient, low-maintenance lifestyle in the heart of nature.



Step inside via the generous wrap-around deck and you're welcomed into a surprisingly spacious, open-plan interior that feels fresh, polished, and thoroughly modern. The living area centres around a charming cast-iron multi-fuel stove, set on a raised hearth and framed by sleek grey oak-effect LVT flooring, vaulted suspended ceilings with LED downlighters, and soft neutral tones throughout. The high-spec kitchen has been thoughtfully fitted with contemporary grey cabinetry, Corian worktops, pull-out storage solutions, and a suite of integrated appliances, including a Smeg range cooker with induction hob and double oven.



Two well-proportioned bedrooms, both with fitted storage and stylish finishes, offer tranquil places to rest. The principal bedroom enjoys a luxurious en-suite shower room, while the second bedroom is served by a modern family bathroom with a P-shaped bath and matt black finishes. A discreet utility/airing room adds practical storage, while the insulated loft void—accessed from multiple points—offers even more space to tuck away those less-used items.



While the property is laid out across a single level, clever design ensures it doesn't compromise on storage or flexibility. Two access hatches lead to a centre-boarded loft area—ideal for storing seasonal items or travel gear.



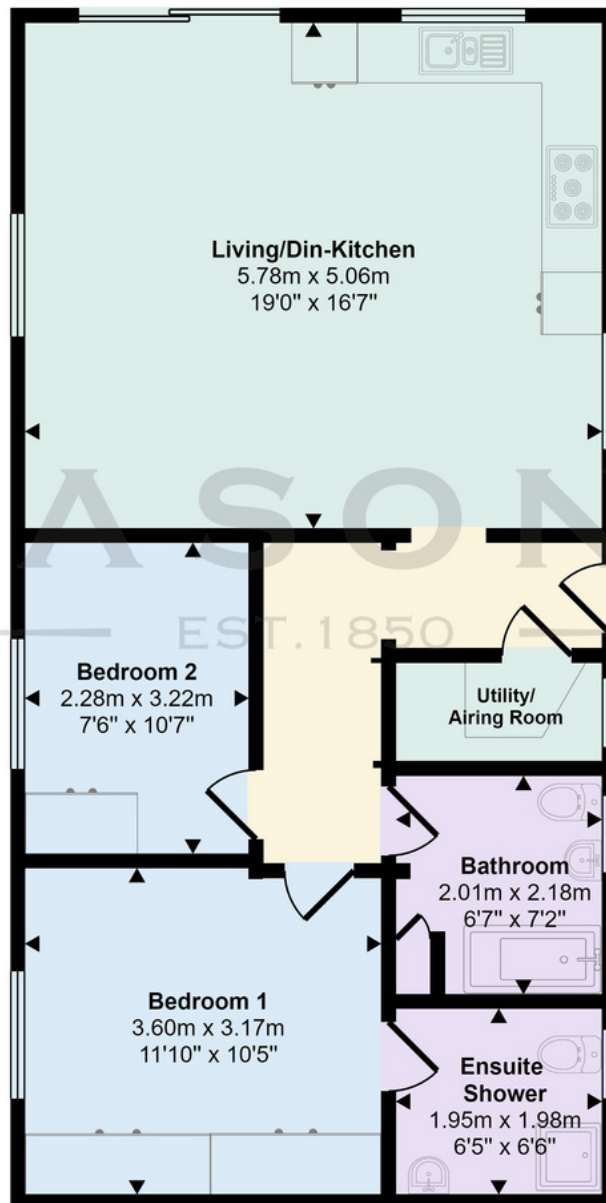




Positioned in a serene woodland enclave, with direct access to nearby country paths leading to Little Cawthorpe, the outside of this home is every bit as enchanting as its interior. Expansive decked areas to the west and south provide the perfect setting for morning coffees, al fresco lunches, or quiet evenings under the stars. With subtle outdoor lighting, power sockets, and charming timber balustrades, it's a space designed for both relaxation and entertaining. Parking is plentiful, with space for up to four vehicles, and a handy garden shed sits nearby for tools or hobby storage. This is a home that invites you to slow down, breathe deep, and live in rhythm with the seasons.



Approx Gross Internal Area
68 sq m / 729 sq ft



Floorplan

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, 35 miles away, and Grimsby, just 24 miles to the north.



Viewing

Strictly by prior appointment through the selling agent.

Services Connected

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.

Tenure

The property is Leasehold held from 1 st February 1995 for 125 years at a peppercorn and maintenance rent. This has varied recently from £250 /quarter to £280/quarter. A PDF copy of the Land Registry Documents and Lease can be emailed on request.

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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EST. 1850

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