



9 KENWICK VIEW
LOUTH

MASONS
EST. 1850

ABOUT 9 KENWICK VIEW...

A stunning recently built executive home occupying a superb plot on the outskirts of Louth with open countryside views to the rear. The property is finished to an exceptionally high standard with spacious open plan living accommodation to the ground floor with bi fold doors to the south facing garden. Opening to the beautifully designed kitchen along with separate lounge, study, utility and WC. To the first floor are 4 large double bedrooms, 3 of which having ensuites and the master also with dressing room. A further family bathroom off the landing. Externally a smart block paved drive with remote electric gates leads to extensive parking, detached double garage with live work studio above and the beautifully presented south facing rear garden with porcelain patios.

Directions

From St. James' church travel south on Upgate to the traffic lights and turn left along Newmarket, following the road for some distance, passing The Brown Cow on the left and The White Horse on the right, then turn right at the bend along Kenwick Road. Go up the hill and take the third left turning into Kenwick Gardens, then the next right into Kenwick View and the property will be found on the right.

The Property

Completed in 2022 by a highly regarded local builder and benefitting from the balance of the 10 year LABC New Home Warranty. The property has been constructed to a very high specification with the highest quality of materials and has a raft of upgrades from new including upgraded kitchen with quartz work tops with Neff appliances. The first floor has a bespoke layout creating a stunning master suite with dressing room and large en suite bathroom. Fitted blinds throughout and an intruder alarm system. Heating is provided by way of a gas boiler with zoned underfloor heating to the ground floor and radiators to the first floor. Windows are high quality uPVC construction with composite front doors, together with remote electric gates to the driveway. A superb feature of the property is the studio above the garage creating a live work opportunity or recreational use.





9 KENWICK VIEW, LOUTH, LN1 1 8GN

Accommodation

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

Entrance Hall

Having double composite doors with windows either side. A spacious entrance with floor to ceiling window and smart, wood-effect tiled floor. Spotlights and smoke alarm to ceiling with oak internal doors throughout. Double doors to side to the cloaks room, with space for coats and shoes with the central heating valves and electric consumer unit. Alarm panel to side.

Study

With neutrally decorated walls, window to side with fitted blinds, wood-effect tiled floor and spotlights to ceiling. Currently set up as a snug, however, could be used as study or ground floor bedroom, if necessary.



Living/Dining Area

Centrally positioned and being a focal point of the property with a superb double-height window to front allowing light to flood over the oak and glass staircase with the space opening into the dining area with the rear enjoying vaulted ceilings with Velux skylights and bi-fold doors onto the rear garden, creating a sunny space to relax in. Wood-effect tiled floor throughout and off to the right is the sitting area with further patio doors to garden. Built-in media wall for large flat screen TV having ethernet internet connection point, alcoves either side with LED downlights, while below is a contemporary electric fire. Continuation of wood-effect tiled floors throughout with spotlights to ceiling and underfloor heating controls. Understairs storage area and cupboard to side, ideal for cleaning products and also housing the media and internet connection points.





Kitchen

A superb, high-specification kitchen having matt navy handleless doors, creating a very sleek and modern look, with tall floor to ceiling units, base and wall units and a matching central island with breakfast bar area having smart quartz work surfaces with matching upstands, cut drainage grooves and black resin sink with black Quooker hot water boiling tap. Downlighters to wall cabinets and having a large range of high-quality, built-in Neff appliances including two electric ovens, combination oven and coffee machine. Five ring induction hob to central island and large wine chiller. Full-size dishwasher, together with a tall Bosch larder fridge and a tall Bosch freezer. Ceiling-mounted Neff extractor unit built into a central unit with spotlights. LED lights to kickboards and window overlooking garden.







Lounge

Positioned to side and being a very light and spacious reception room having windows to three aspects with central media wall with ethernet internet point for large flat screen TV with contemporary electric fire below. Neutrally decorated with spotlights and central light to ceiling, grey carpeted floor and having fitted blinds to all windows.

Utility Room

A further good range of base and wall units finished in matt navy colour with handleless design, with two cupboards housing the built-in Neff washing machine and Lamona tumble dryer. Quartz worktops with matching upstand, black inset sink with black mono mixer tap, composite door and window to driveway and alarm control panel. Wood-effect tiled floor and spotlights to ceiling with door into:

Cloaks/WC

With back to wall WC, wash hand basin with cupboards below, marble-effect tiling to half-height walls and spotlights and extractor fan to ceiling.



First Floor Landing

With timber banister and glazed panels with superb feature LED ring ceiling light with further spotlights and smoke alarm to ceiling. Spacious gallery landing with oak internal doors to bedrooms and bathroom. Cupboard to side, ideal for laundry with shelving fitted within. Carpeted floor throughout. Loft hatch to roof space, boarded to full length and giving access to the gas combination boiler located at the end, which is serviced on a regular basis.

Master Suite

A brilliantly proportioned master bedroom, being very large in size and currently housing a new super king size bed with large, tall windows enjoying superb open farmland views all the way across to Kenwick Woods, creating a rural feeling with attractively decorated walls and quality carpet. Vertical contemporary radiator, spotlights and central light point and heater controls. Opening into the **Dressing Room**, having a bank of wardrobes to either side with double timber doors, frosted glass window to side and dressing table area with illuminated mirror. Carpeted floor and spotlights to ceiling.





En Suite Bathroom

A stunning bathroom suite which is far larger than average, also enjoying open farmland views with a high specification upgraded suite comprising free-standing slipper bath with silver finish wall-mounted taps, back to wall WC with illuminated alcove above. Bath and toilet positioned on a raised plinth with LED floor lights. To the opposite side is a large walk-in shower with wall-mounted thermostatic controls, rainfall head, hand-held attachment, illuminated alcove to side with chrome heated towel rail. Wall-mounted stone resin worktop with "his and hers" porcelain wash hand basins with wall-mounted taps, having further storage shelves below and illuminated mirror above. Fully tiled floor and walls in attractive grey colours with feature split face crystal tiles to one wall, spotlights and extractor fan to ceiling.



Bedroom 2

Also positioned at the rear with superb views, a large double in size with attractive decoration and carpeted floor, spotlights to ceiling and having built-in wardrobes and double doors to side. High-level electrics for television. Door into:

En Suite Shower Room

Walk-in shower to side with sliding glass door and thermostatic mixer with rainfall and hand-held attachments. Work surface to side with built-in wash hand basin with mono mixer tap, back to wall WC and having gloss grey storage cupboards below and illuminated mirror to side. Smart marble-effect tiling to floor and walls, frosted glass window and chrome heated towel rail, spotlights and extractor fan to ceiling.





Bedroom 3

Positioned at the front with tall windows overlooking the front garden. A large double in size with built-in wardrobes and double doors, carpeted floor and spotlights to ceiling. High-level electrics for television and door into:

En Suite Shower Room

With walk-in shower to side with pivoting glass door, thermostatic mixer with rainfall and hand-held attachment. Wash hand basin with gloss grey storage cupboard below, back to wall WC and wall-mounted illuminate mirror. Chrome heated towel rail and attractive marble-effect tiling to floor and walls with spotlights and extractor fan to ceiling.



Bedroom 4

A further good size double bedroom positioned at the front with tall windows, carpeted floor and spotlights to ceiling. High-level electrics for television and built-in wardrobes having double doors to side.

Family Bathroom

A large suite having smart, black fittings comprising a free-standing bath with black external finish and black wall-mounted taps. Back to wall WC with illuminated alcove above, walk in shower having glass door with wall-mounted thermostatic controls and rainfall and hand-held attachment. Wall-mounted worktop with top-mounted wash hand basin above and wall-mounted taps with twin storage drawers below. Alcove above with split face tiling and inset illuminated mirror. Black heated towel rail to side, frosted glass window, attractive tiling throughout to floor and walls in grey colour. Spotlights and extractor fan to ceiling.



Double Garage

Having remote roller door to front with further composite pedestrian door to side, concreted floor with electric and lighting provided and electric consumer unit to side. Timber staircase leading up to the first floor live/work studio.

Garage First Floor

A superb feature of the property providing a unique live/work opportunity, currently used as a home office and would be useful for a variety of purposes including art studio, games room, man cave, cinema room. Accessed by stairs from the garage with timber door and high vaulted ceilings with spotlights. Oak-effect floor, neutrally decorated walls and twin Velux skylights to one side. Lights and electrics and high-level points for television, internet connection points and alcove to side ideal for storage.

Outside

Front Garden

Having smart block-paved driveway providing parking for multiple vehicles, with lawn to side and smartly planted bushes to front and lower hedge to side with post and rail fencing. Paving extending around to the side of the property with gated access and central ornamental garden. Ramp and steps leading up to front door with courtesy lighting and having remote electric double gates leading onto the extended driveway and garage.





Rear Garden

Having extensive block-paved driveway with brick pillared and fenced infill wall to side leading to the detached double garage. Paving extending around to the side of the garage leading into the beautifully presented porcelain stone patio which surrounds the rear of the property, having curved boundary wall with steps leading up to the lawn, with the lawn having well planted, barked borders with flowering plants, bushes and trees. Further porcelain stone patio adjacent the garage, ideally positioned for catching the evening sun. Up and down lighters surrounding the house, with the patio extending down the right-hand side of the property to provided further useful storage. Gated access back to the front with the garden having a mixture of hedged and fenced boundaries. The delightful and private garden enjoys a southerly aspect, having sun throughout the day with a very private setting due to the open farmland views beyond, across to Kenwick Park, giving a truly semi-rural feel. Gravelled area behind garage making a further useful storage area with newly fitted garden storage unit which is included in the sale.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. 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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.





Viewing

Strictly by prior appointment through the selling agent.

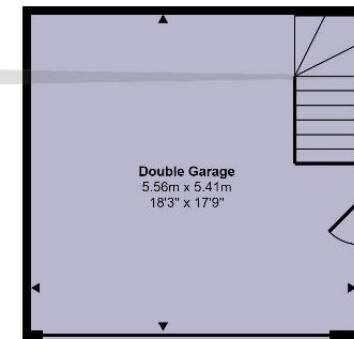
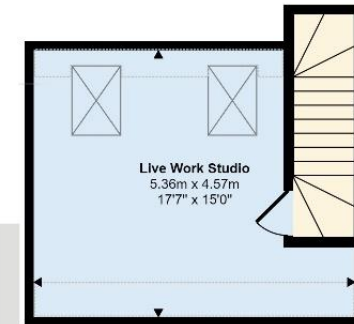
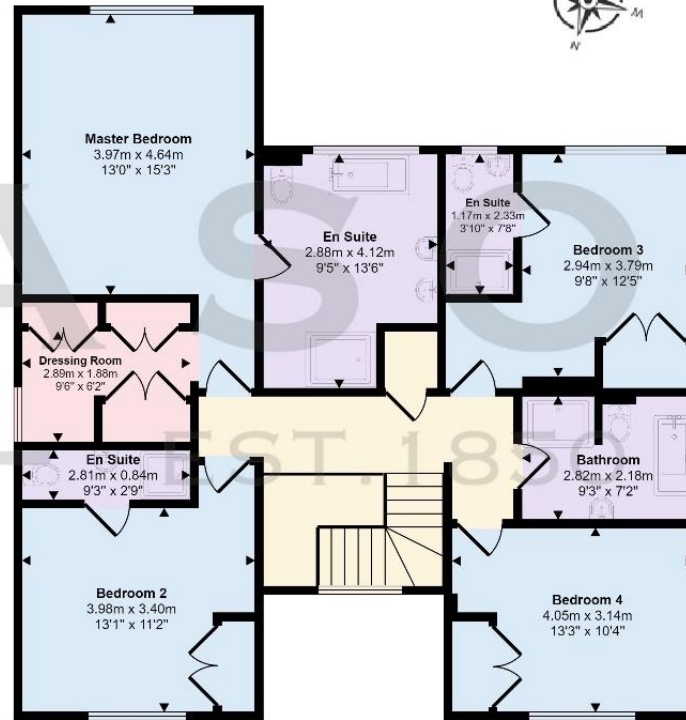
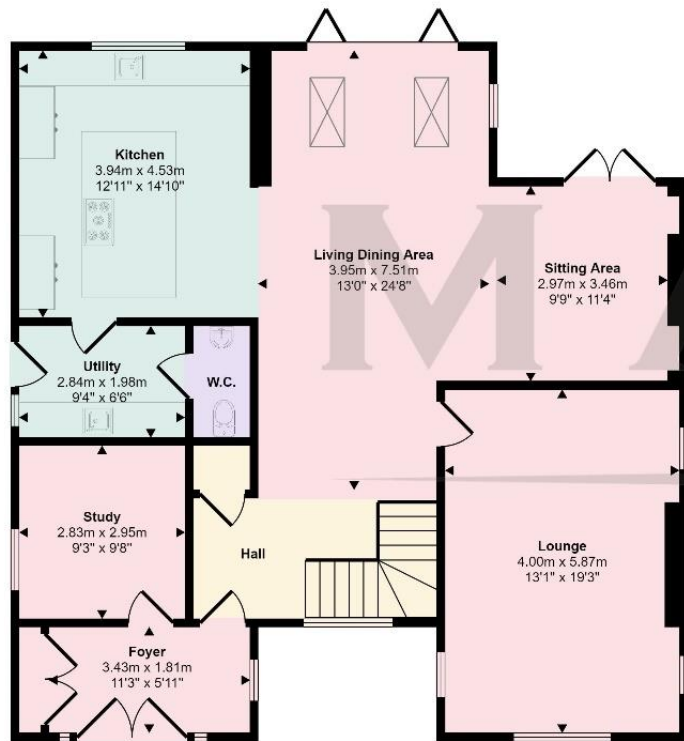
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The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, 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. 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 property is in Council Tax band F.



FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
285 sq m / 3067 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.

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