



55 KENWICK ROAD,
LOUTH

M A S O N S
EST. 1850

ABOUT 55 KENWICK ROAD...

A three bedroom detached house well positioned in a popular area of Louth market town. The property is in need of a full scheme of refurbishment and modernisation and is realistically priced to reflect work required. Once completed, will provide a superb family home benefitting from two reception rooms at the front with a large kitchen diner at the rear.

To the first floor are three generous bedrooms and family bathroom while externally, the property has extensive off-road driveway parking with double garage to the rear and well-maintained front garden and rear courtyard.

Directions

To drive to the property from St James' Church, proceed along Upgate in a southerly direction to the traffic lights. Turn left onto Newmarket and continue for around 1 mile. The road continues onto Kenwick Road and 55 Kenwick Road will be found on the left hand side.

The Property

A period property having brick-faced walls with pitched timber roof construction covered in concrete interlocking tiles. A rear extension to the property has a flat roof and to the rear of this are the attached twin garages, also of brick construction with flat roof. The property benefits from fully uPVC double-glazed windows and doors and is heated by way of a gas-fired Veissmann combination boiler with radiators to ground and first floor. The property also has uPVC fascias, soffits and guttering. The property is in need of a full scheme of refurbishment and modernisation, however, offers excellent potential to those willing to carry out the works.

Accommodation

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



55 KENWICK ROAD, LOUTH, LN1 1 8EH

Entrance Hall

Having glazed uPVC door, wood-effect floor and staircase leading to first floor with carpeted treads and timber banister to side.

Lounge

Positioned to the left-hand side, being a generous reception room with coal-effect electric fire to side with shelving to alcoves and carpeted floor.

Sitting Room

Positioned to the right-hand side with wood-effect floor, windows to front and rear aspects and wood panelling to one wall, also having the electric consumer unit and central heating remote thermostat to wall. Understairs storage cupboard and door through to:

Kitchen Diner

Having large range of base and wall units with rolltop laminated worksurfaces, tiling to splashback and one and a half bowl, stainless steel sink. Built-in Busch electric oven and Zanussi built-in, four-ring electric hob with extractor fan above (all appliances not tested). Space and plumbing provided for washing machine and under-counter fridge. Tile-effect floor, window to side and glazed uPVC door leading into rear courtyard.





First Floor Landing

With carpeted floor, window to side and doors to bedroom and bathroom.

Bedroom 1

A double bedroom positioned to the front with window and carpeted floor.

Bedroom 2

Also positioned to the front, double in size with window and carpeted floor and loft hatch to roof space.

Bedroom 3

A final spacious bedroom with window overlooking the rear, carpeted floor and a good range of built-in wardrobes to side, one housing the Veissmann gas central heating boiler.





Shower room

Wash hand basin, low-level WC and central shower cubicle with pivoting door and Mira electric shower unit (not tested). Fully tiled walls with frosted glass window to rear, chrome heated towel rail and tile-effect floor.





Garage 1

Having up and over door to front, light and electrics provided, concrete floor and shelving to sides.

Garage 2/Workshop

Having double timber front entrance door making further garage or ideal as a workshop with lights and electric provided. Concrete floor.

Outside

Front Garden

Having double wrought iron gates leading to the extensive concrete driveway providing parking for multiple vehicles with brick boundary walls, while to the side is a lawned front garden well maintained with planted borders and paved path leading to the front door.



Rear Garden

Laid to low maintenance concrete yard with brick boundary wall making a secure and private space. Access to garages and rear entrance door, also having a small greenhouse to side. Raised planted border to rear boundary and water collection butt with the area making an ideal space to relax in, as well as creating further parking if required.

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.

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 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 C.

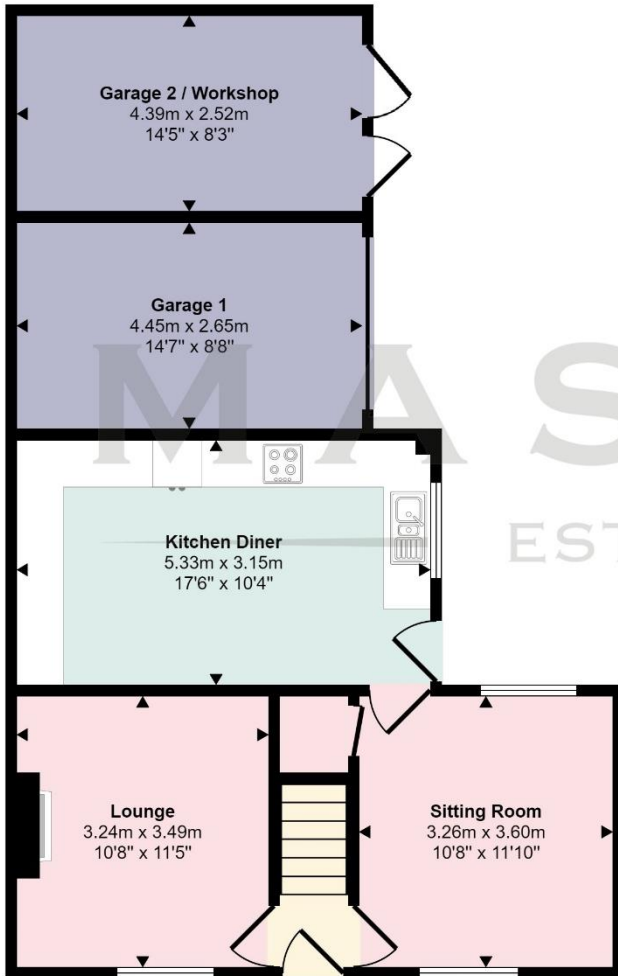


FLOORPLANS AND EPC GRAPH

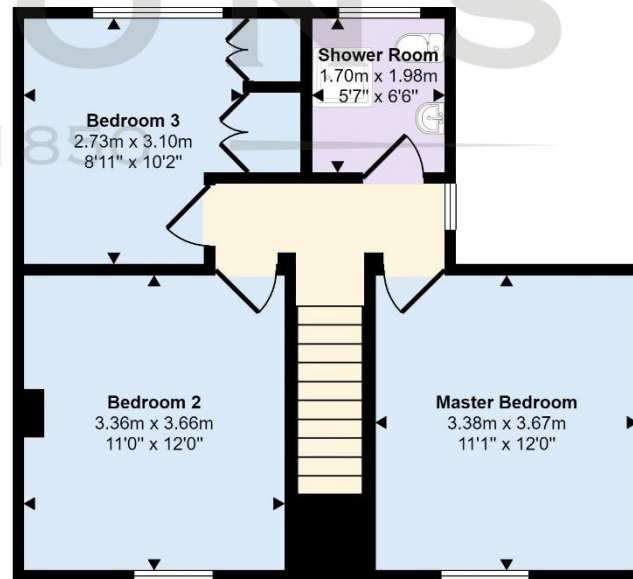
Approx Gross Internal Area
115 sq m / 1241 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 69 sq m / 741 sq ft



First Floor
Approx 46 sq m / 500 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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