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Kenwick Pastures, Louth



When it comes to  
property it must be

  
lovelle



£450,000



The bungalow sits on approximately 1/4 of an acre plot situated a short walk from amenities in the stunning market town of Louth. The spacious detached property boasts four double bedrooms, two spacious reception rooms, kitchen diner, utility room, cloakroom WC, en-suite shower room to master and family bathroom. Ample off road parking and integral garage.

### Key Features

- Spacious Detached Bungalow
- 1/4 Acre Plot
- Four Double Bedrooms
- Spacious Reception Rooms
- Kitchen Diner
- Utility Room & Cloakroom WC
- Ensuite to Master & Family Bathroom
- Block Paved Driveway
- Integral Garage
- EPC rating D
- Tenure: Freehold





## Entrance Hall

UPVC entrance door to the front elevation with matching side panel. Coving to the ceiling with loft access via a pull down loft ladder. Handy built in cloaks cupboard. Radiators. Doors leading to lounge, kitchen diner, all bedrooms and the family bathroom.

## Lounge

4.6m x 3.7m (15.05ft x 12.1ft)

UPVC double glazed window to the front elevation. The main focal feature of this room is the stone fireplace incorporating a cast iron multi fuel burner with slate hearth. Coving to the ceiling. TV aerial and wall light points. Radiator. This room is open through to the dining room.

## Dining Room

3.7m x 3.1m (12.1ft x 10.1ft)

Window to the front. Coving to the ceiling. Radiator. Door leading to the kitchen diner.

## Kitchen Diner

4.3m x 3.7m (14.08ft x 12.03ft)

UPVC double glazed window to the rear elevation. Fitted with a range of contemporary wall and base units with complementary work surface over incorporating a one and a half sink unit with stainless steel mixer tap. Attractive tiling to the splash areas. Double electric oven to face height, four ring electric hob and concealed extractor over. Plumbing for a dishwasher. Coving to the ceiling. Radiator. Door leading to the utility room.

## Utility Room

2.8m x 2.1m (9.1ft x 7ft)

UPVC double glazed window and uPVC door leading to the rear garden. Fitted with wall and base units with work surface over incorporating a ceramic sunken butler style sink unit. Tiling to the splash areas. Plumbing for a washing machine and a tumble dryer. Coving to the ceiling. Radiator. Wall mounted electric consumer unit. Wall mounted gas fired central heating boiler. Doors leading to the cloakroom WC and integral garage.

## Cloakroom WC

1.8m x 0.6m (6.02ft x 2.1ft)

UPVC double glazed window to the side elevation. Fitted with a two piece suite comprising a close coupled WC and wall mounted wash hand basin. Attractive tiling to the walls. Radiator.

## Bedroom One

3.4m x 3.1m (11.11ft x 10.1ft)

UPVC double glazed window to the front elevation. Walk in wardrobe equipped with rails and shelving. Telephone point. Radiator. Door leading to the en-suite shower room.

## En Suite Shower Room

2.5m x 2.1m (8.08ft x 7.03ft)

UPVC double glazed window to the side elevation. Coving to the ceiling. Fitted with a three-piece suite comprising of a enclosed shower cubicle with mains mixer power shower over, pedestal wash hand basin and close coupled WC. Tiling to the walls. Radiator.

## Bedroom Two

3.4m x 3.1m (11.11ft x 10.05ft)

UPVC double glazed window to the rear. Built in double wardrobe. Coving to the ceiling. Radiator.

## Bedroom Three

4.3m x 3.1m (14.03ft x 10.05ft)

UPVC double glazed window to the rear elevation. Built in double wardrobe. Coving to the ceiling. Radiator.

## Bedroom Four

3.1m x 3.1m (10.11ft x 10.05ft)

UPVC patio door opening out to the rear garden with matching floor to ceiling window to one side. Coving to the ceiling. TV aerial point. Radiator.

## Family Bathroom

2.5m x 2.8m (8.08ft x 9.04ft)

UPVC double glazed window to the side elevation. Fitted with a four piece suite comprising of a panelled bath, vanity wash hand basin with storage below, close coupled WC and shower cubicle with Mira electric power shower over. Tiling to the walls. Coving to the ceiling. Extractor fan. Extractor fan. Radiator.

## Integral Garage

4.6m x 4.3m (15.11ft x 14.02ft)

Window and personnel door to the side elevation. Electric roller entrance door to the front. Additional loft access. Light and power points.

## Gardens

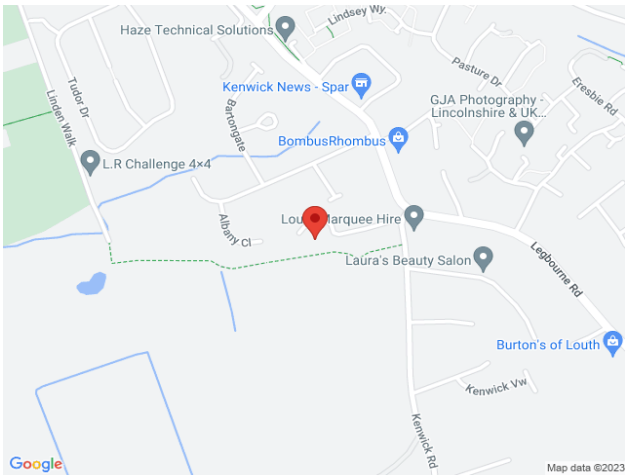
The bungalow sits on a plot of approximately 1/4 of an acre and boasts a lawned front garden with an extensive block paved driveway providing ample off road parking for vehicles, caravans and motorhomes. A combination of boundary walls, timber fencing and hedging make up the perimeters.

The enclosed rear garden can be accessed via one of two pedestrian gates to either side of the property. The garden is predominately laid to lawn with mature trees and shrubs scattered throughout. Paved patio area off the fourth bedroom. External lighting and tap. Timber garden sheds and log store. High level timber fencing to the perimeters.





Ground Floor



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