



56 Kenwick Park Woods, Louth, LN11 8NR
Asking Price £119,500

NO ONWARD CHAIN

TES Property bring to the market 56 Kenwick Park. An excellent opportunity to purchase this well presented two bedroomed lodge located on the very popular Kenwick Park Woods, with open views to the rear across woodlands and green space to the front. Internally comprising of an open plan kitchen, lounge, diner, two double bedrooms, en-suite bathroom and additional shower room. Patio doors lead out from the lounge onto front decking area with an additional decking to the rear access via side steps.

The lodge is being sold with no onward chain, it is leasehold & occupancy conditions apply.

Excellent opportunity for second home or to run as a holiday cottage - viewing is highly recommended!

Location - Kenwick Park. Louth

Kenwick Park is situated in the heart of the Lincolnshire Wolds on the edge of the pretty market town of Louth. It's surrounded by mature woodland and has a choice of secluded woodland and countryside walks and bike rides accessible on site or within a short drive. Also on site there is a golf course, gym & spa.

It is approximately 15 miles from the Lincolnshire coast, 16 miles from Grimsby and 30 miles from Lincoln.

Louth also has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other amenities include Riverhead Theatre, Playhouse Cinema and Louth Museum. As well as a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Hallway



L-shaped hallway with doors leading into both bedrooms, bathroom and living area. Wall mounted consumer unit, electric storage heater and door into utility cupboard.

Utility Cupboard 3'5" x 6'11" (1.066m x 2.112m)

With a hot water cylinder with space below for washing machine. There is a window to the side and shelving fitted to one wall.

Open Plan Kitchen Lounge Diner 17'8" x 19'5" (5.403m x 5.931m)



Spacious living area with kitchen fitted with a range of wall, base and drawer units with work surface over. There is an integrated dishwasher, under counter fridge, electric 'CDA' oven with four ring electric hob and extractor hood over, 1.5 bowl sink unit with drainer and mixer tap and tiled splashbacks.

Living Area



There are patio doors leading out onto front decking area, windows to both sides, two electric storage heaters and a T.V aerial point.

Bedroom 1 10'11" x 12'3" (3.352m x 3.747m)



Sizeable double bedroom with patio doors leading out onto rear balcony. There is a door leading into the en-suite, T.V aerial point and an electric storage heater.

En-suite 7'2" x 6'8" (2.192m x 2.050m)



Fitted with a three piece suite consisting of a W.C, wash hand basin and bath with shower head over. The walls are partly tiled with a privacy glass window to the side, spotlights to the ceiling, shaving point, heated towel rail and electric fan heater.

Bedroom 2 8'0" x 10'9" (2.463m x 3.301m)



Double bedroom with electric storage heater and window to the side.

Shower Room 6'7" x 6'8" (2.016m x 2.050m)



Fitted with a three piece suite comprising a shower cubicle, wash hand basin and W.C. There is a privacy glass window to the side, heated towel rail, spotlights to the ceiling, partly tiled walls and electric fan heater.

Outside



With raised decking area to the front and rear, perfect for alfresco dining and is access via patio doors leading from the master bedroom and living area with and additional side steps. Surrounded by well maintained grounds to the front and rear consisting of woodlands and green space. A gravelled parking area to the side provides ample parking spaces for two vehicles and there is external lighting.

Services

Mains water, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be leasehold with a 125 year lease from 1995 and we are advised that there is a quarterly £250 service charge.

Brochure Prepared

April 2024

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

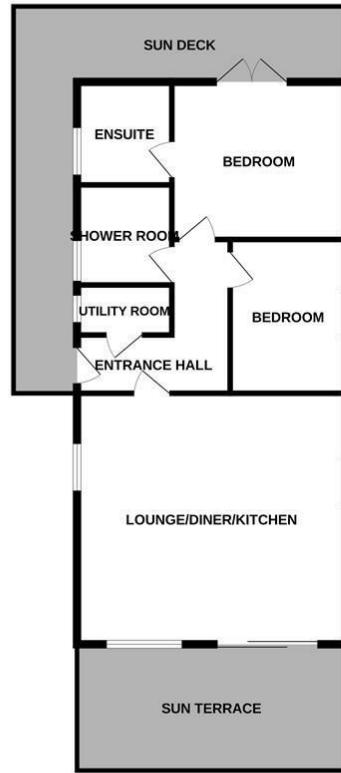
Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

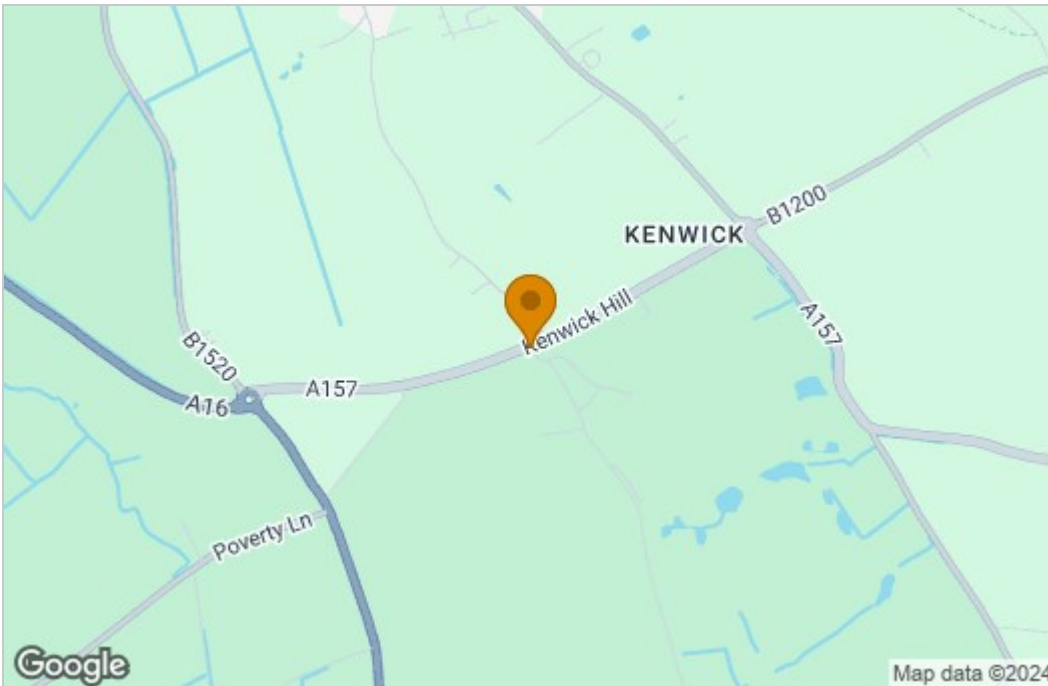
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
 Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk