



76 Kenwick Road Louth LN11 8EN

£550,000

Council Tax Band G

JOHN TAYLORS  
EST. 1859



Situated in a sought-after residential area of the town this spacious detached family home stands in a large plot of around 0.82 of an acre which includes attractive mature gardens, hard service tennis court, and a large detached garage. The property would benefit from a scheme of modernisation but offers huge potential with its versatile and flexible accommodation and it's attractive surroundings. The accommodation briefly comprises of a spacious Reception Hall, Lounge & Dining Room, Breakfast Kitchen, Utility Room, Cloakroom and Bedroom on the ground floor and four good size bedrooms, family bathroom and ensuite on the first floor.

## Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a Designated Area of Natural Beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

## Entrance Porch

Entrance porch With glazed timber double front doors, tiled floor, built-in cupboard, circular leaded glass style decorative windows, hardwood part glazed inner door opening to:

## Reception Hall

With parquet style floor, coving to ceiling, radiator, uPVC double glazed window, central heating thermostat. 20'5" x 9'5" (6.27m x 2.9m)

## Cloak Room

With wash basin, close couple WC, uPVC double glazed window. 5'9" x 5'1" (1.81m x 1.56m)

## Lounge

With brick open fireplace, coved ceiling, down lighters, radiator, uPVC double glazed window to front elevation and sliding patio doors providing access to the conservatory.

20'8" x 11'9" (6.36m x 3.65m)



## Dining room

With Parquet style floor, coved ceiling, radiator and uPVC double glazed window.

11'6" x 10'9" (3.54m x 3.35m)

## Breakfast Room Area

With radiator, uPVC double glazed windows and opening to:

15'4" x 5'9" (4.71m x 1.81m)

## Kitchen Area

With fitted kitchen comprising of wall and base cupboards, granite effect worktops, stainless steel sink having mini sink and drainer board, integrated gas hob and extractor hood over, tiled splashback, uPVC double glazed window to front of rear elevations, integrated electric oven, space for dishwasher.

13'9" x 9'2" (4.25m x 2.83m)

## Utility Room

With plumbing for washing machine, fitted base cupboard and worktop, uPVC double glazed window, British Gas central heating boiler, walk in pantry off, part glazed hardwood door opening to:

9'6" x 5'9" (2.95m x 1.81m)

## Rear Entrance Porch

With uPVC double glazed windows and part glazed rear access door.

## Conservatory

With timber framed double glazed windows and doors, brick base, polycarbonate pitched roof, tiled floor & thermostat control.

Maximum depth measurement.

13'8" x 8'3" (4.21m x 2.56m)

## Ground Floor Bedroom

With uPVC windows to front and rear elevations, radiator, coved ceiling, tiled shower cubicle housing mains fed shower, wash basin, electric shaver light, access to roof space. Measurement into chimney recess.

14'7" x 10'3" (4.51m x 3.16m)



### Office

With uPVC double glazed window, radiator, coved ceiling, down lighters. 10'9" x 8'6" (3.34m x 2.63m)

### Stairs To Split Level First Floor Landing

With uPVC double glazed window, radiator and coved ceiling.

### Bedroom 1

With built-in wardrobe, uPVC double glazed window with attractive views over the rear garden, radiator.

16'1" x 10'9" (4.93m x 3.35m)

### En-Suite Shower Room

With tiled shower cubicle, close couple WC, wash basin, tiled walls, radiator, uPVC double glazed window and built-in air cupboard housing hot water cylinder and central heating control panel.

### Bedroom 2

With uPVC double glazed window, radiator, wash basin, built-in wardrobe and chest drawers, access to roof space.

10'8" x 9'5" (3.3m x 2.92m)

### Bedroom 3

With built-in wardrobe and shelving, radiator, uPVC double glazed window. Minimum depth measurement.

11'9" x 9'6" (3.63m x 2.93m)

### Bedroom 4

With radiator, built wardrobe and uPVC double glazed window. Minimum depth measurement. 11'9" x 8'5" (3.64m x 2.61m)

### Family Bathroom

With tiled shower cubicle housing electric shower, tiled bath, wash basin, bidet, close couple toilet, part tiled walls, shaver point, uPVC double window and radiator.

10'5" x 7'3" (3.23m x 2.24m)

### Gardens

The well-maintained and delightful gardens surrounding the house are a real feature of this property & include shaped lawns, an in and out tarmac driveway, numerous flower and shrubs, mature and semi-mature trees including one, which we understand is subject to a Tree Preservation Order) crazy paving patio areas, remote control awning, low-level walls, sweeping gravel bed, large glass greenhouse housing a mature Peach Tree, fruit and vegetable garden with hedge enclosure, hard surface tennis court & metal garden shed.



### Detached Double Garage

With twin up and over garage doors, pedestrian access door, power and lighting and high pitched roof.

20' x 20' (6.12m x 6.11m)

### Attached Brick Built Potting Shed

With fitted potting bench, stainless steel sink and power and lighting.

13'3" x 6'8" (4.08m x 2.08m)

### Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating. We are formed by the seller that the water meter for the house is located in the grounds of Southfield House.

### Tenure

The property is understood to be freehold.

### Council Tax Band

According to the government online portal, the property is currently in Council Tax Band G.

### Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 14 Mbps and an upload speed of 1 Mbps. and superfast download 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Three and and likely coverage from O2 and Vodafone.



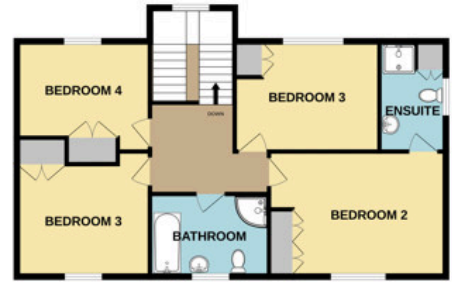
### Agents Note



GROUND FLOOR  
1382 sq.ft. (128.4 sq.m.) approx.



1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 sq.m.) approx.

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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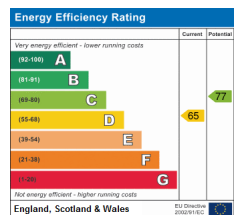
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.