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Kenwick Woods, Louth



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When it comes to
property it must be


lovelle



£140,000



Lovelle Estate Agency are delighted to bring to the market this higher than average specification Norwegian Log Cabin nestled in the picturesque woodlands of Kenwick Park. This well maintained cabins boasts a wide array of upgrades including Mitsubishi air conditioning/ heater units, a multi fuel stove in the lounge area and extended decking to the perimeter of the cabin as well as benefitting from a generous parking area. The cabin is for sale fully furnished making this an ideal second home purchase or ready to go holiday let

Key Features

- Spacious Norwegian Log Cabin
- High Specification with Mitsubishi air con/heater units and multi fuel stove
- All Furniture Included
- Great Open Plan Living Kitchen Dining Space
- Three Bedrooms
- Family Shower Room & En-Suite to Master
- Ideal Investment Opportunity or Second Holiday Home
- Short Walk From Market Town of Louth
- Wrap Around Extended Veranda
- Situated In a Popular Woodland Setting
- EPC rating TBC
- Tenure: Leasehold





Entrance Hall

Part glazed entrance door opening to the entrance hall. Solid wood flooring leading through a carpeted area. Panel wall heater and Mitsubishi inverter heater with wireless controller. Doors leading to all living kitchen diner, utility room, all bedrooms and the family shower room.

Utility Room

Fitted work surface with pressurised hot water cylinder, space below and plumbing for washing machine. Wall mounted electric consumer unit and shelving to walls.

Kitchen Living Diner

19'8" x 16'11" (6m x 5.2m)

This spacious open space is brilliant for entertaining and benefits from sliding patio doors leading to the veranda and windows to three elevations. The kitchen area is fitted with a range of shaker style ivory doors with woodblock effect, roll top laminated work surfaces over incorporating a one and a half bowl sink unit with mixer tap. Free standing Bosch dishwasher, Electrolux single oven and AEG electric hob with extractor over. Attractive tiling to splash areas. Electrolux built under combined fridge freezer. Solid wood floor to kitchen area extending to carpet. Nestled in the corner is a Hunter multi fuel burner sat on a tiled hearth and backing. Panelled heater to the side and Mitsubishi inverted heater with wireless control.

Master Bedroom

12'6" x 10'2" (3.8m x 3.1m)

Double glazed window over looking open woodland. Good range of wardrobes. Carpeted floor and panel heater to wall. Door leading to the ensuite shower room.

En-Suite Shower Room

6'7" x 7'6" (2m x 2.3m)

Double glazed window. Fitted with a four piece suite comprising of close coupled WC, vanity wash hand basin with storage cupboard below with mirrors and downlights. Bidet, large corner shower cubicle with thermostatic mixer and pivoting door. Fully tiled walls. Wall mounted Dimplex fan heater and high specification Fisher electric towel radiator with wireless timer controls and carpeted floor.

Bedroom Two

11'10" x 8'8" (3.6m x 2.6m)

Double glazed window. Wardrobe, chest of drawers and bedside tables. Panel heater to wall and having carpeted floor.

Bedroom Three

8'6" x 10'7" (2.6m x 3.2m)

Double glazed window. Wardrobe. Panel heater. Carpeted Floor.

Shower Room

6'9" x 7'0" (2.1m x 2.1m)

Double glazed window. Fitted with a three piece suite comprising of a curved corner shower unit with thermostatic mixer, close coupled WC and wash hand basin. Fully tiled walls. Electric shaver point and extractor fan. Spotlights to ceiling. Dimplex wall mounted fan heater, electric heated towel rail and carpeted flooring.

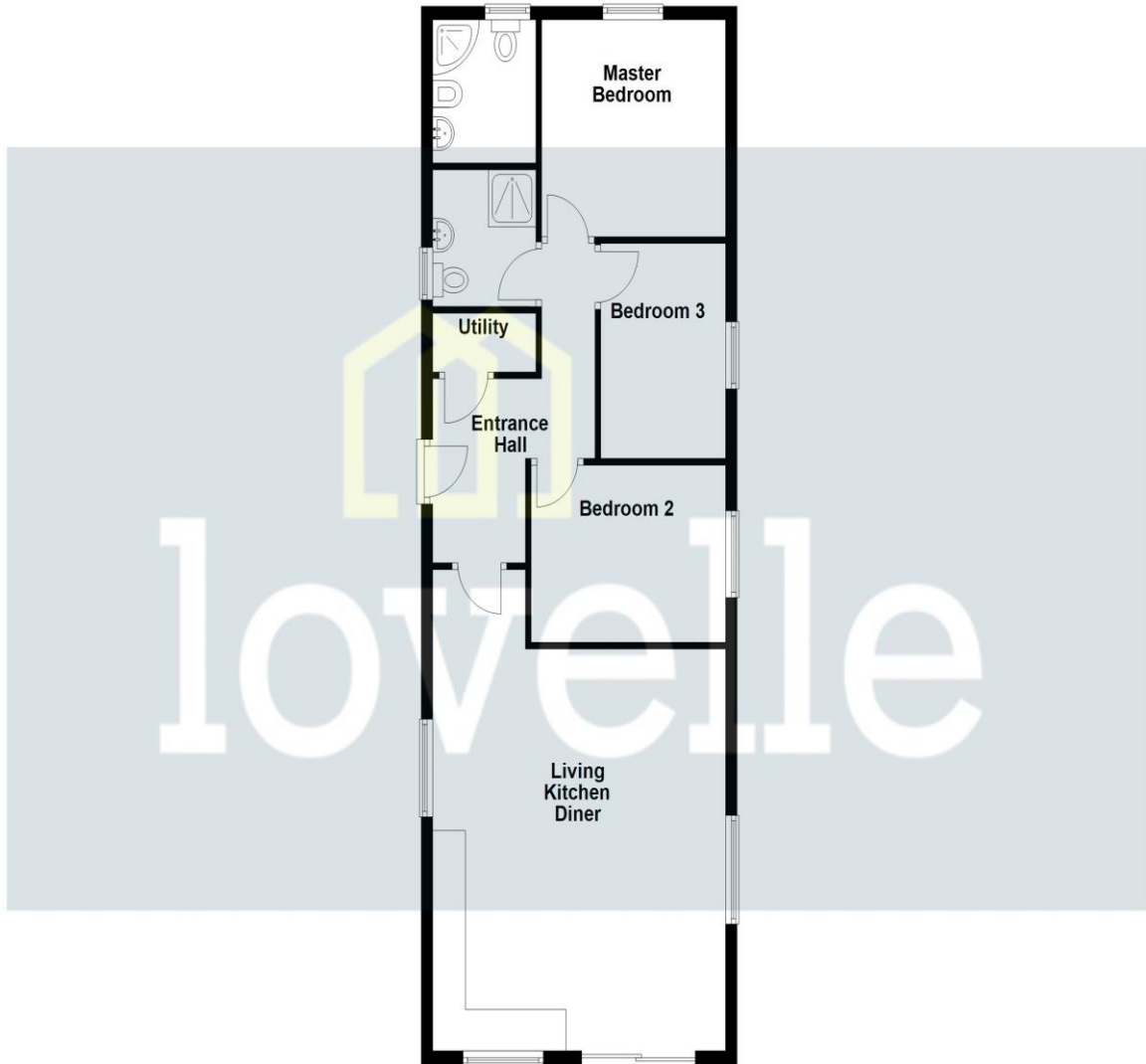
Outside

A smart decking area that catches the sun at different times of the day with a southerly aspect. Approached from the drive with steps up to the wider-than-average decking area, well maintained with handrails, outside lighting and tap. Decking leading around to the front with sliding door back into the lounge. Overhanging canopy and outside light making ideal al fresco dining and barbecue area with extended decking area. Larger-than-average driveway to side providing parking for at least three vehicles whilst to the rear is a useful coal bunker and log store. Water collection butt to corner.

Tenure

We are advised that the property is Leasehold with approximately 100 years remaining and having a peppercorn ground rent. There is a quarterly service charge of £183.52.

Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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