

Buy. Sell. Rent. Let.



lovelle

Kenwick Park, Louth

 4  2  1

When it comes to  
property it must be

lovelle



£250,000



4



2



1

This immaculate, detached cedar cabin which has remained in private ownership since new situated in the stunning grounds of Kenwick Park and Golf Course offers a luxurious blend of space and comfort with four double bedrooms, a high-spec open-plan living kitchen diner with golf course views, and a unique wrap-around veranda for serene outdoor living. With the added advantage of all year round residency. This cabin is perfect for those looking for a family retreat, lock up and leave or a brilliant investment opportunity with the added bonus of the manufacturer's warranty running to the end of 2025.

#### Key Features

- Immaculate Detached Cedar Cabin
- Incredible Golf Course Views
- Four Double Bedrooms
- Open Plan Living Kitchen Diner With Contemporary Log Burner
- Jack & Jill En-suite
- Family Bathroom & Cloakroom WC
- Serene Location Within Kenwick Park
- Wrap Around Timber Decked Veranda
- High Specification Finish
- Gravelled Driveway
- Tenure: Leasehold





Presenting for sale this immaculate, detached cedar lodge, beautifully situated in the popular Kenwick Park Estate and Golf Course, enjoying stunning views of the 10th tee and 18th green. This exceptional property is a testament to refined and tasteful living, offering a unique blend of space, comfort, and luxury. It is certainly worth noting that whilst this cabin is classed as a holiday home there are no restrictions to how long you can reside in the property with the added benefit of Kenwick Park being open all year round. However an alternative registered address is required.

Upon entering, you are welcomed by an inviting entrance hall that features a functional cloak cupboard for storage and a laundry cupboard. The laundry cupboard thoughtfully houses the hot water cylinder and is finished with plumbing for a washing machine and tumble dryer, ensuring convenience and practicality in everyday chores.

The property offers four stunning, double bedrooms. Each bedroom is complete with built-in wardrobes, providing ample space for storage. Two of the bedrooms share a Jack and Jill ensuite. This ensuite is a haven of luxury with a walk-in shower that includes a mains rainfall effect feature, and his and her wash hand basins, delivering a touch of opulence to your daily routine.

There is also an additional family bathroom that has been meticulously designed to include a heated towel rail and an electric shower over the bath, offering a comfortable and warming ambiance. As well as the convenient addition of a separate cloakroom WC ideal for visitors.

An absolute showstopper of this home is the living kitchen dining area. This space is enhanced by large floor to ceiling windows and three sets of patio doors, allowing an abundance of natural light to flood the room. The room overlooks the stunning golf course, providing a serene and picturesque view. The room also provides access to the wrap-around timber decked veranda, allowing the indoors to beautifully merge with the outdoors, perfect for alfresco dining or simply to enjoy the tranquil surroundings. The lounge area also benefits from a cast iron log burner for those colder winter evenings. The kitchen space is fitted with a range of shaker style wall and base units and boasts a double oven to face height, an integrated microwave, and a dishwasher. An electric hob completes the kitchen's high-specification fixtures and fittings. The space is perfectly designed to be open through to the living dining space, offering a seamless flow and creating the ideal environment for entertaining or spending time with family.

The wrap-around veranda is a perfect place to sit and enjoy the view overlooking the golf course and beyond. This outdoor space provides a peaceful, low maintenance environment to sit back, relax, and enjoy the natural beauty of Kenwick Park. To the rear of the cabin is a gravelled driveway providing comfortable parking for the cabin.

This insulated cabin benefits from uPVC double glazing throughout and electric heating providing a warm living space even in the colder months.

In conclusion, this property is a perfect blend of sophistication, comfort, and functionality. Its immaculate condition, coupled with its location and unique features, make it a highly desirable property. Whether you are looking for a brilliant investment opportunity or a peaceful retreat for yourself, this property could be the perfect fit for your needs.

## Room Measurements

Open Plan Living Kitchen Diner: 23'11" x 21'07"

Master Bedroom: 10'04" x 13'03"

Jack & Jill En-suite: 5'03" x 10'04"

Bedroom Two: 10'04" x 13'03"

Bedroom Three: 12'04" x 10'04"

Bedroom Four: 10'04" x 11'10"

Family Bathroom: 7'01" x 7'06"

Cloakroom WC: 3'06" x 7'01"

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Leasehold

Please note the property is leasehold and has approximately 110 years remaining on the lease. The current owners are paying £740 per annum in Ground Rent to Kenwick Park Estate.





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.

When it comes to **property**  
it must be

  
**lovelle**

01472 251918  
grimsby@lovelle.co.uk