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Kenwick, Louth



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£365,000



A distinctive Grade II listed three-bedroom detached house on a 0.4-acre woodland-edge plot on the outskirts of Louth, offering two reception rooms, mature secluded gardens, ample parking and a garage, blending period character with practical family living close to town amenities and countryside walks.

#### Key Features

- Grade II Listed Detached Home
- Iconic Louth Property
- Generous 0.4 Acre Plot
- Woodland-Edge Mature Gardens
- Two Characterful Reception Rooms
- Kitchen Diner
- Three Bedrooms
- Family Bathroom to First Floor
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Lovelle Estate Agency are delighted to bring to the market this iconic and characterful Grade II listed property. It benefits from three bedrooms and sits in a notable setting with woodland-edge gardens on the outskirts of the historic market town. Set within a 0.4-acre plot at the edge of Kenwick Park's woodland, it combines period charm with generous grounds, ample off-road parking and a single garage, all within reach of local amenities, schools and attractive countryside routes for walking and cycling.

An entrance hall provides a welcoming approach to the ground floor accommodation. From here, the main lounge is positioned to take full advantage of its garden outlook, with triple-aspect windows allowing in excellent natural light and providing views over the mature gardens and surrounding trees. An open grate cast iron fire with a marble surround forms a focal point to the room, reflecting the historic character of the property.

A separate dining room offers a defined space for formal or family meals. This room also features a cast iron fire with marble surround and benefits from dual-aspect windows, again enhancing the sense of light and connection with the gardens. Together, the two reception rooms provide versatile space for day-to-day living and entertaining.

The kitchen is positioned to the rear of the property and is arranged with a range of wall and base units providing storage and worktop space, along with a built-in oven and four-ring gas hob. There is plumbing for a washing machine and a Worcester gas boiler serving the property. The kitchen includes space for a dining table, allowing for informal family meals. A rear porch gives additional access to the garden and can function as a useful transition space for outdoor clothing and footwear.

To the first floor, the house provides three bedrooms. The principal and second bedrooms are both doubles with dual-aspect windows, giving pleasant outlooks, good natural light and views across the gardens and nearby woodland. The third bedroom is a single room, also with dual-aspect windows, making it suitable as a bedroom, nursery or study, depending on requirements.

The bathroom is situated on the first floor and is fitted with a panelled bath, close-coupled WC and wash hand basin, providing a straightforward and functional suite.

Externally, the property stands within mature gardens that sit comfortably within a woodland edge setting. The gardens offer a combination of lawned areas and established planting, creating a green and secluded environment around the house. The 0.4-acre plot gives a sense of space and separation, while still being accessible to Louth and its amenities. There is ample off-road parking available on the driveway, which is accessed via the five-bar timber gate, in addition to a timber single garage that offers further parking or storage potential.

The house is situated on the outskirts of Louth, a well-regarded Lincolnshire market town known for its traditional high street, weekly markets and range of independent shops, cafes and local services. Residents can access supermarkets, healthcare facilities, leisure centres and a selection of pubs and restaurants within the town. Louth also offers a choice of primary and secondary schools, including well-established academies and grammar schools, making the location suitable for households needing access to education.

For those who enjoy the outdoors, the setting at the edge of woodland, along with the surrounding Lincolnshire Wolds countryside, provides an excellent base for walking and cycling. There are numerous local footpaths, country lanes and routes leading towards nearby villages and scenic viewpoints. The wider area is recognised for its rolling landscapes and open rural scenery.

Council tax for this property falls within Band C.

## Room Measurements

### Ground Floor

Entrance Hall: 16'00" x 5'01"

Lounge: 11'00" x 15'07"

Dining Room: 11'00" x 11'00"

Kitchen Diner: 9'11" x 13'11"

### First Floor

Bedroom One: 11'01" x 11'05"

Bedroom Two: 11'01" x 11'11"

Bedroom Three: 7'01" x 9'11"

Bathroom: 6'07" x 9'10"

Garage: 8'06" x 16'05"

## 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.







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