

TES
PROPERTY



THE WOODLANDS, KENWICK ROAD, LOUTH
ASKING PRICE £625,000



"The Woodlands" is a substantial detached property standing in established mature private grounds of approximately 0.9 acres (sts). Ideally situated on the edge of the town providing a country feel whilst being conveniently close to local amenities.

The extensive accommodation offers versatile living with the option of a guest annexe.

Designed to maximise and create the perfect space for entertaining guests and providing substantial family living, this property is unique and rare to the market.

The vast living accommodation extending approximately 5000 square feet comprises a grand entrance hallway with central feature staircase, a multipurpose guest room/5th bedroom, a spacious lounge area, a further sitting room/office ideal for home working and a grand open plan living dining kitchen with doors leading out to the gardens.

On first floor level, all bedrooms are double rooms with a spacious principle suite having walk in wardrobe, en-suite and access to a veranda. A Jack and Jill en-suite service bedrooms 2 & 3 with bedroom 4 having en-suite wc and access to veranda.

This property must be viewed to be appreciate what "The Woodlands" has to offer.



Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln. It 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 features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, 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.

Accommodation

Entrance via uPVC double glazed door with glazed side windows and storm porch over leading to the Entrance Hall

Entrance Hallway

A welcoming and spacious entrance hallway with adequate space for seating. The hallway is attractively presented with excellent light coverage and central staircase leading to the first floor. On entrance is a cupboard housing the boiler and CCTV equipment. As you turn past the staircase the hallway opens out as you proceed towards the rest of the ground floor accommodation. A full length cloakroom provides storage.

Open Plan Living Dining Kitchen

32'3" x 22'6"

Situated in the heart of the property, this modern kitchen dining living area offers all you could require for a large family or those who enjoy hosting. With a range of wall base and drawer units with underlighting incorporating two tall fridge and two tall freezers, further integrated appliances such as induction hob, Bosch microwave oven with warming drawer, two Bosch ovens. A kitchen island with breakfast bar is central to the kitchen area and provides further base storage units with integrated dishwasher, 1 1/2 bowl stainless steel and glass sink and drainer with rinser tap, an excellent added feature are two counter top usb and extension leads which rise from the counter on pressing, air conditioning unit which provides both hot and cold function and large tall radiator. All worktops are of granit effect with flooring wood effect vinyl. The living and dining section offers a hosting section with beer fridge and two wine coolers with shelving and storage a feature glass panelled roof offers views to the rear gardens and doors open up off the kitchen and dining areas to the gardens and patio areas. A hidden door leading to the utility.

Side Entrance Lobby

Accessed via hidden internal door from the kitchen with uPVC double glazed door to the side and access to utility and store

Utility Room

13'8" x 12'2"

A large utility room with fitted base and drawer units, space and plumbing for washing machine and tumble dryer, radiator, inset spotlights and storage cupboard

Store

with inset spotlights, uPVC double glazed window

Ground Floor Bathroom

A downstairs family sized bathroom comprising of a white four piece suite incorporating corner bath, shower cubicle, wash hand basin and wc with fully tiled walls and flooring, towel radiator, inset spotlights and extractor fan

Reception Room

25'9" x 23"

A welcoming and spacious lounge which is well lit uPVC double glazed duel aspect windows, a central living flame calor gas fire with and attractive stone surround, three radiators, laminate floor covering and inset spotlights.

Play Room

27'10" x 11'11"

An ideal playroom for the family or an office for those working from home. This versatile room benefits from two uPVC double glazed windows, laminate floor covering, two radiators, inset spotlights and a bespoke office workstation with base and wall units with central workbench.

Games Room

26'6" x 25'7"

A guest suite comprising living and bedroom space with uPVC French doors out to the gardens, inset spotlights, laminate floor covering, two uPVC double-glazed windows to the front, electric fireplace which has been wall mounted, base and wall units for storage and two radiators.

En-Suite Shower Room

A modern en-suite comprising a three piece suit incorporating a walk in shower cubicle, close coupled wc and pedestal sink , towel radiator, part tiles walls and a shaver point.

First Floor Landing

A spindle staircase from the ground floor entrance hallway leads to the first floor with Velux windows to the rear, sloping ceiling, inset spotlights and eaves storage.

Principle Bedroom

30'6" (max) x 22'4"

A spacious principle suite incorporating a bedroom, and dressing area with three uPVC double glazed dormer windows to the front, wall mounted air conditioning unit, three radiators, laminate floor covering, uPVC double glazed door leads to large veranda.

En-Suite

A larger than average en-suite fitted with large walk in shower cubicle, close coupled wc and circular sink standing on glass vanity unit, part tiles walls, glass brick window into the dressing room, inset spotlights, tv point, towel radiator, uPVC double glazed dormer window to front, recessed shelving

Walk in Wardrobe

'L' shaped with fitted hanging rails, recessed shelving, uPVC double glazed windows to the side and uPVC double glazed dormer window to the rear, loft access hatch.

Bedroom Two

18'7" x 15'4"

A double room with a range of black gloss furniture incorporating fitted wardrobes and drawers, laminate floor covering, inset spotlights, dual aspect uPVC double glazed windows, eaves storage, loft access hatch and door to Jack and Jill en-suite.

En-Suite W.C.

close coupled wc, pedestal wash basin and part tiled walls.

Bedroom Three

19'7" x 11'8"

Having a range of fitted white gloss bedroom furniture, eaves storage, laminate floor covering, uPVC double glazed dormer window to the front, inset spotlights, door to Jack and Jill en-suite.

Bedroom Four

15'7" x 12'10"

Spacious double bedroom which is well lit by dual aspect uPVC double glazed windows fitted mirrored double wardrobes with built in dressing area behind mirrored doors, built in wardrobe, door to en-suite wc, uPVC double glazed door leads to the veranda.

Jack & Jill En-Suite

Fitted with a three piece suite comprising shower cubicle, close coupled wc and pedestal wash basin, laminate flooring, inset spotlights, part tiled walls, towel radiator, part sloping ceiling and uPVC double glazed window.

Family Bathroom

A modern bathroom with suite comprising large bowl style bathtub, wc, bowl washbasin within vanity worktop with glass mirrored wall, uPVC dormer window to front, recessed towel shelving, towel radiator, inset spotlights, feature tiled wall in grey, wall mounted up and down lighting and tv point.

Outside

'The Woodlands' is accessed via double iron gates leading to gravelled driveway which opens out to provide ample parking space.

The generous and wrap around grounds are predominantly laid to lawn and extend to all sides of the property. The garden incorporates a variety of mature trees, shrubs and plants. A paved patio area to the rear is accessed from the kitchen and dining areas, a decked area with covered hot tub and a children's playhouse.

The grounds are enclosed by low level walls and fencing with mature rear planted borders.

Agents Notes

The agents have been made aware of a subsidence issue with the 2018 extension of the property. Further details can be provided.

Services

Some mains services are understood to be connected or available and oil fired central heating. The agents have not inspected the services or service installations and any prospective purchaser should make their own enquiries.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Viewings

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

Opening Hours

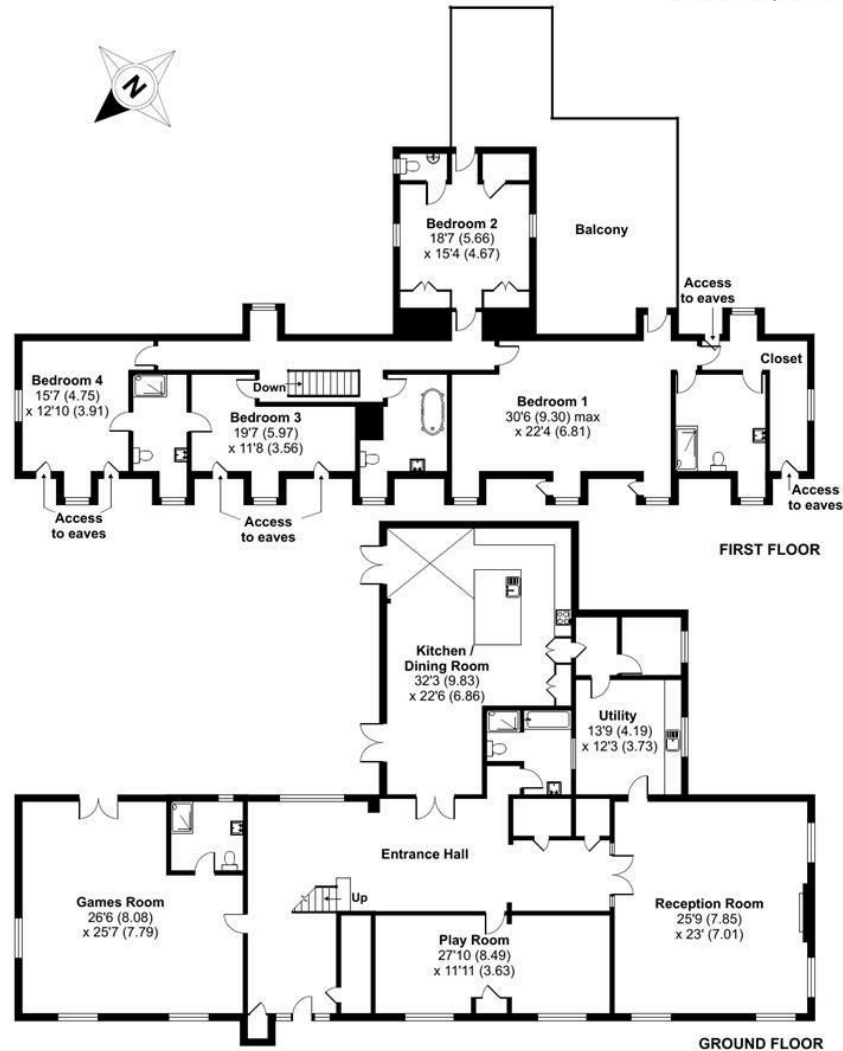
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm



Kenwick Road, Kenwick Road, Louth, LN11

Approximate Area = 5322 sq ft / 494.4 sq m

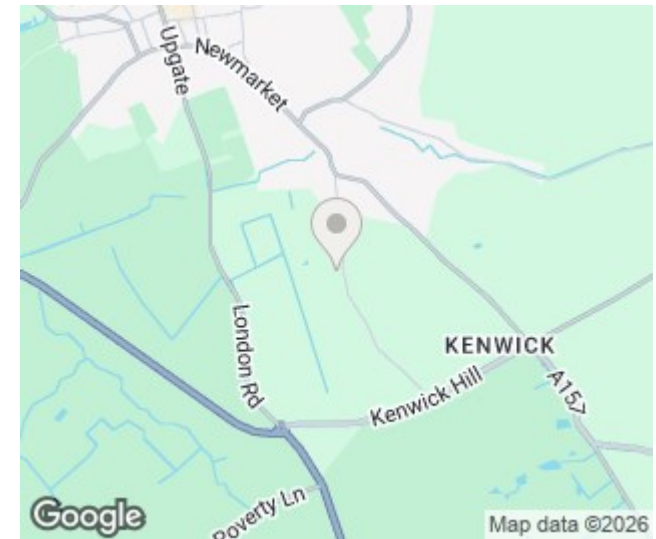
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for TES Property Ltd. REF: 1005280

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	64 74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk

