



# CROFTS ESTATE AGENTS

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Kenwick Park  
Kenwick  
Louth  
LN11 8NR

Offers in Excess of £200,000

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### Property Introduction

A unique opportunity to purchase this four-bedroom Norwegian log cabin located on the prestigious Kenwick Park development, enjoying pleasant views overlooking the tennis courts. This distinctive property offers an excellent opportunity as a holiday home, investment purchase, or private retreat. The well-presented accommodation offers spacious living throughout and briefly comprises a welcoming lounge and a well-equipped kitchen-diner, providing an ideal space for both relaxing and entertaining. There are four bedrooms and three bathrooms, offering comfortable accommodation for family members and guests alike. Finished with quality fittings and furnishings, the interior has been well maintained and many of the furnishings may be available to purchase by separate negotiation, making the property potentially ready to enjoy or let immediately. Situated within the highly regarded Kenwick Park estate, the lodge enjoys a peaceful woodland setting while also benefiting from the nearby Kenwick Park Hotel and leisure facilities, including the golf course and tennis court. The property also presents an excellent holiday letting opportunity, with the option to let through Kenwick Park Hotel for a monthly management fee, or alternatively operate private short-term or holiday rentals, offering the potential for additional income.

### Entrance Hall

Entering reveals the entrance hall with electric heaters and laminate flooring.

### Kitchen/Diner

21' 3" x 11' 5" (6.47m x 3.47m)

With a window to the front and sliding patio doors to the rear elevation, two electric heaters and laminate flooring. There is also a fully equipped modern kitchen with fitted units, a sink and drainer, dish washer, fridge and freezer and an electric oven and hob with an extractor over. There is also an island with breakfast bar and space for a dining table and chairs.

### Utility room

6' 11" x 5' 3" (2.10m x 1.60m)

The utility room has a window to the rear elevation, a heated towel rail and laminate flooring. There is also plumbing for a washing machine and a sink and drainer.

### Lounge

21' 3" x 13' 1" (6.47m x 4.00m)

The lounge has a window and sliding patio doors to the side elevation, bi folding doors to the rear, two electric heaters and laminate flooring.

### Bedroom One

14' 1" x 10' 10" (4.30m x 3.30m)

Bedroom one has a window to the front elevation, an electric heater and a carpeted floor.

### En-suite

6' 7" x 7' 6" (2.00m x 2.28m)

The en-suite has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and shower cubicle with a mains shower.

### Bedroom Two

9' 11" x 11' 6" (3.02m x 3.51m)

Bedroom two has a window to the front elevation, an electric heater and a carpeted floor.

### Bedroom Three

9' 11" x 11' 6" (3.02m x 3.51m)

Bedroom three has a window to the rear elevation, an electric heater and a carpeted floor.

### Bedroom Four

6' 10" x 11' 6" (2.09m x 3.50m)

Bedroom four has a window to the rear elevation, an electric heater and a carpeted floor.

### Shower Room

6' 7" x 5' 7" (2.01m x 1.71m)

The shower room has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and shower cubicle with a mains shower.

### 2nd Shower Room

6' 6" x 7' 10" (1.97m x 2.38m)

With an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, two basins and shower cubicle with a mains shower.

### Outside

With parking to the front, a wrap around veranda and decked area and a lawn to the rear with views over the golf course.

### Leasehold

Please note the property is lease hold on a 125 year lease from 27th March 2014 With a service charge payable quarterly at £246.28 and a Ground rent payable every 6 months at £360.24

### Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected except for GAS, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
124.5 sq.m. (1340 sq.ft.) approx.



TOTAL FLOOR AREA : 124.5 sq.m. (1340 sq.ft.) 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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