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## Kenwick Park, Louth



When it comes to  
property it must be

 **lovelle**



£160,000



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A fully furnished three-bedroom detached lodge on Kenwick Holiday Park near Louth, featuring open-plan living with veranda, parking and peaceful woodland surroundings, ideal as a ready-made holiday let or family retreat close to the Lincolnshire Wolds.

#### Key Features

- Norwegian Log Cabin
- Tranquil Woodland Setting
- Fully Furnished
- Three Double Bedrooms
- Open Plan Living/Kitchen
- En Suite & Bathroom
- Utility Room
- Decked Wrap Around Veranda
- Parking Area
- Tenure: Leasehold





A unique opportunity to purchase a fully furnished Norwegian Log Cabin, set in woodland on the prestige development of Kenwick Park, an ideal location for either a private, or let holiday home which provides three double bedrooms and a family bathroom, arranged around an attractive open-plan living space. The property is fully furnished and has most recently been used as a holiday let by the current owners.

Set amidst the established woodland of Kenwick Woods, the property benefits from a tranquil position with direct access to park surroundings and extensive green spaces. The wider Kenwick area is known for its mature trees, walking routes, spa and hotel, outdoor leisure opportunities including golf course, appealing to those looking for a peaceful retreat with good access to the Lincolnshire Wolds and the market town of Louth.

Internally, the accommodation is arranged around an open-plan layout that combines the kitchen, lounge and dining area, creating a sociable central hub. The open-plan lounge diner is designed to accommodate both seating and dining furniture comfortably, with patio doors opening directly onto a decked, wrap around veranda. This provides a seamless transition between indoor and outdoor space, ideal for relaxing, al fresco dining or simply enjoying the natural woodland setting. There is also the handy addition of a utility space off the entrance hall.

The kitchen forms part of the open-plan arrangement and is equipped with integrated fridge and dishwasher. A built-in oven and hob complete the main cooking facilities, helping to maintain clean lines and a practical working layout. The open-plan configuration allows the kitchen to serve both the dining and lounge areas conveniently, which can be particularly useful for hosting guests or for family use.

There are three double bedrooms, offering flexible sleeping arrangements. The master bedroom benefits from its own en-suite shower room enhancing privacy and convenience. The remaining two double bedrooms currently host two single beds in each.

The main bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, WC and wash hand basin. A heated towel rail adds a practical finishing touch, contributing to day-to-day comfort and usability. The presence of both the main bathroom and the en-suite to the master bedroom helps to support practical occupation for multiple guests at the same time.

Externally, the lodge benefits from parking, offering space for vehicles on site and supporting easy arrivals and departures for owners and guests alike. The veranda accessible from the lounge area provides a pleasant outdoor seating space from which to appreciate the surrounding woodland and green spaces of Kenwick Woods along with the addition of its own Hot Tub.

Kenwick Holiday Park sits just outside the attractive market town of Louth. Louth itself provides a range of everyday amenities including supermarkets, independent shops, cafes, traditional pubs and regular market days, along with medical, educational and leisure facilities. The town is often regarded as a gateway to the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, which offers further walking, cycling and outdoor pursuits.

Public transport options for Kenwick and the surrounding area are primarily road-based. Louth is connected by bus routes to nearby towns including Grimsby and Lincoln, giving access to broader rail connections. For rail travel, the nearest mainline stations are typically found in Grimsby and Market Rasen.

The setting within Kenwick Woods offers immediate access to attractive woodland walks and open green spaces, enabling residents and guests to enjoy the natural environment straight from the doorstep. The broader area also places a range of coastal attractions, countryside villages and rural viewpoints within a

practical driving radius, appealing to those who value both quiet surroundings and access to days out.

Fully furnished and already arranged as a functioning holiday home, this three-bedroom, two-bathroom detached park home within Kenwick Holiday Park presents a ready-to-use option for investors looking for a holiday let, as well as families seeking a furnished holiday base within the idyllic Kenwick Woods location.

## Room Measurements

Entrance Hall: 7'00" x 8'02"

Open Plan Living Kitchen Diner: 19'06" x 17'07"

Utility Room: 3'03" x 7'00"

Master Bedroom: 12'00" x 12'03"

En-Suite Shower Room: 6'08" x 7'08"

Bedroom Two: 8'07" x 10'09"

Bedroom Three: 12'03" x 8'05"

Bathroom: 6'08" 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. The current lease expires on 31/01/2120. The annual ground rent is a peppercorn charge. The property also pays a service charge/management charge at approx. £1,000 per annum. This contributes to towards the upkeep of the park itself and is paid quarterly.

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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