



58 Kenwick Lodge
Kenwick Woods, Louth
LN11 8NR

M A S O N S
EST. 1850



An excellent opportunity to acquire a high specification Norwegian Lodge situated in a sunny and elevated position with an open outlook across parkland at the top of the site.

A very well maintained larger than average cabin, situated at the end of a lane with large parking area. The cabin can be purchased with all furniture included if required making this an ideal turn key holiday cottage or second home. The accommodation comprises large open plan living kitchen diner, 3 bedrooms one with ensuite and walk in wardrobe, bathroom and utility.

Situated on the edge of the site in the popular Kenwick Park Estate, benefitting from leisure centre and golf course and being located just a few minutes' drive from Louth market town.



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The Property

A larger than average Norwegian log cabin for the site, fitted out to a high specification. The property benefits from wooden-framed double glazing. Constructed in 2005 and owned since new by the current vendors, the cabin is sited in an unusually open and sunny spot for the site with a large green open outlook on the end of a lane with no passing traffic towards the top of the site. The sale includes all blinds and curtains. The cabin is well maintained on a regular basis and has an internet and satellite TV connection. Positioned on a larger than average site owning the freehold including for the adjacent parking area for three cars.

Location and Directions

Located close to the popular market town of Louth, the Kenwick Park complex is set in 320 acres of rolling Lincolnshire Wolds countryside making it ideal for woodland walks, the complex comprises a luxury hotel, spa and leisure facilities and a stunning 18 hole golf course. Nestled

deep within the woodland area this Log cabin is situated in a private and sunny spot.

Travel out of Louth on Kenwick Road, at the by pass turn right then left into Kenwick Park Hotel complex. Bear right at the fork and travel for about a mile down the long road with speed bumps passing various log cabins as you go, upon arriving at Kenwick Woods Log Cabins take the second right following signs for number 58. After a further right and left turn Number 58 can be found at the end of the lane on the right hand side at the top of the site with an open green outlook adjacent.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Hall

A good size entrance hall having carpeted floor, vaulted ceilings and exposed timber beams. Electric heater with door leading into:

Utility Room

Larger than average with a fitted work bench with the pressurized hot water cylinder over, space below for the Zanussi washing machine and Hoover tumble dryer, a range of fitted shelving and housing the electricity consumer unit.

Lounge/Kitchen/Diner

This generous living space has carpeted floors with large windows to all sides. Electric heater and electric coal effect fire. Large sliding patio door leading onto the decking. Spotlights to ceiling with the kitchen having a range of base and wall units fitted in an attractive shaker style woodgrain white finish and granite effect laminated worktops and wood effect laminated flooring. Tiled splashbacks and resin sink. Zanussi electric oven, Belling Hob, dishwasher and Large fridge freezer. Overall an excellent space having vaulted ceilings and ideal for entertaining.

Master Bedroom

A very spacious master bedroom having a large window which overlooks the woodland area with no overlooking neighbour. Vaulted ceilings, electric heater, wardrobes to side, bedside cabinets, dressing table, chest of drawers and door leading into;

Walk in Wardrobe

A generous space having hanging rails, carpeted flooring.

En Suite Shower Room

Shower room having a three piece suite consisting of low-level WC, wash hand basin and large walk in shower cubicle with thermostatic mixer. Frosted glass window to the side and neutral decoration with extractor fan and heater to wall, heated towel rail and laminated flooring.

Bedroom 2

Another double bedroom with window to side, wardrobe and bedside cabinets carpeted floor and heater.

Bedroom 3

Another bedroom ideal as a single and currently used as a study with window to side, having vaulted ceiling, carpeted floor and heater.

Family Bathroom

A spacious bathroom with three-piece suite consisting of panelled bath with hand shower attachment, part-tiled walls, low-level WC and wash basin, neutral decoration with frosted glass window to the side. Extractor fan to ceiling and wall-mounted heater, heated towel rail and laminated flooring.

Outside

A smart decking area catching the sun at different times of the day. Approaching from the drive a step up onto the well-maintained decking surface with attractive banister to the perimeter leading around to the front where access is available back into the cabin via the large sliding door, the overhanging canopy area and outside lighting making it

ideal for al fresco dining. Further gate with ramp providing wheelchair access. Externally the property has ample parking for three cars. Outside tap and power.

Tenure

We are advised that the property is freehold and there is a quarterly service charge of approximately £270.

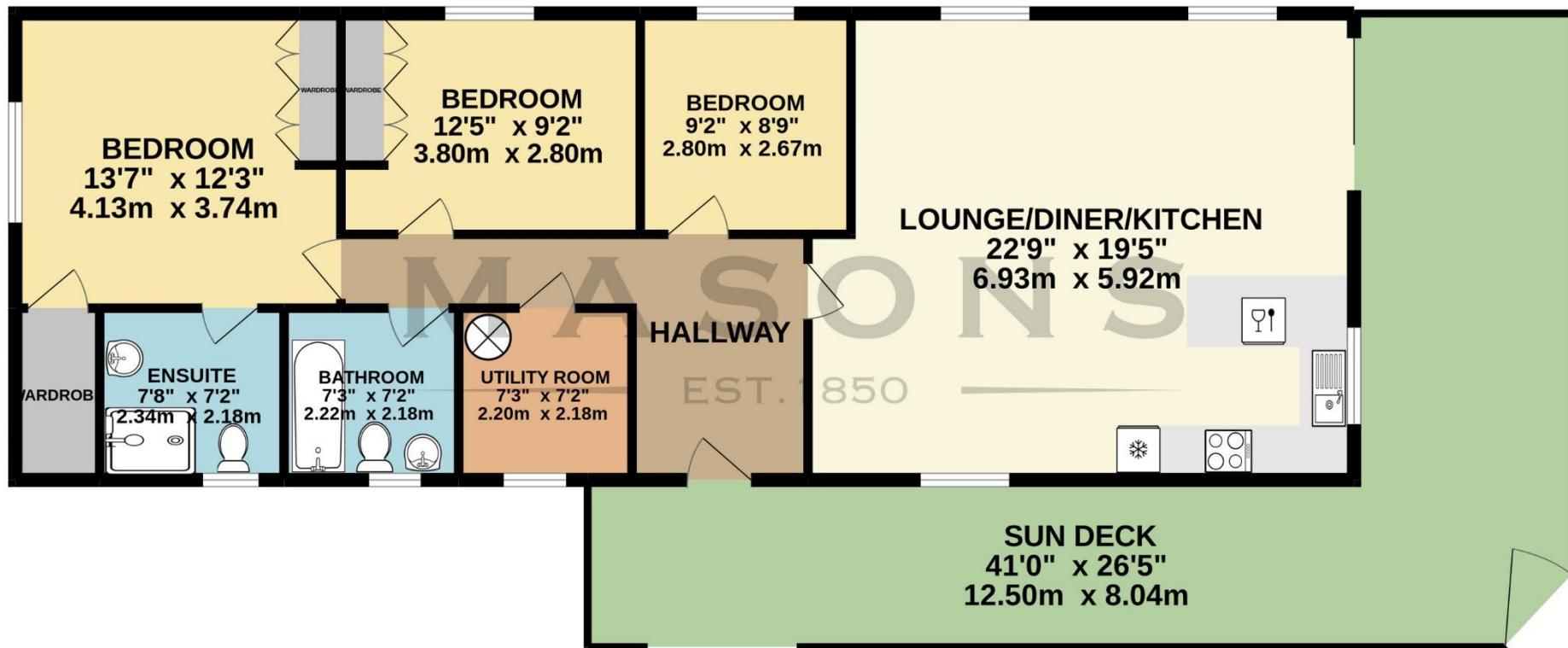
General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Carpets and curtains are included unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in council tax band A.

Floor Plans

GROUND FLOOR

1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) 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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