



37 Kenwick Park, Kenwick, LN11 8NR

M A S O N S

EST. 1850

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An excellent opportunity to acquire a well-maintained lodge situated in a sunny and open plot. The lodge has recently undergone refurbishment to include a brand new fitted kitchen and all new decking. For sale with all furniture included, making this an ideal turn-key holiday cottage or second home.

The accommodation comprises, large open-plan lounge diner which opens onto the deck, opening into the brand new fitted kitchen with appliances, 3 bedrooms, one with en suite, bathroom and utility. The cabin is well positioned in the popular Kenwick Park estate which benefits from a superb leisure and golf centre and just a few minutes' drive to Louth.



The Property

An excellent, well-maintained cabin benefitting from wooden-framed, double-glazed windows. The cabin is situated in a central position with an open outlook across grassland from the veranda. Included within the sale of the property are all the blinds, furniture and fittings shown in the photos. The cabin is well maintained on a regular basis, having had all the decking replaced as well as a slate style roof covering in 2015 and new fitted kitchen with built-in appliances.

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 bypass turn right then left into Kenwick Park Hotel complex. Bear right at the fork and travel for under 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 37. After a short distance number 37 can be found on the right hand side.



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 wide, part-glazed timber door with frosted glass, leading into the carpeted hallway with vaulted

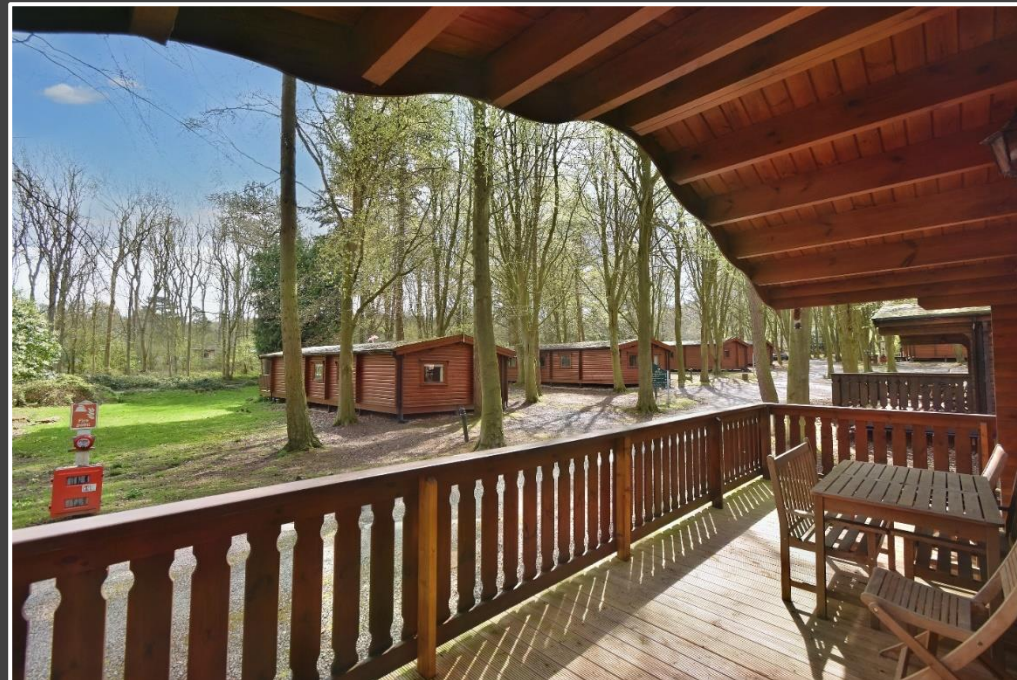
ceilings, smoke alarm and coat hooks to wall. Door leads into the:

Utility Room

Having fitted work bench, large pressurised hot water cylinder with space below and plumbing for washing machine and housing the electric consumer unit. Freestanding freezer included. Shelving fitted to side.

Living Kitchen Diner

An interesting different layout compared to others on the estate, benefitting from a kitchen area separated by an archway and having a range of base and wall units, newly fitted and finished in matt grey with oak-effect interiors. Square-edge, washed oak-effect laminated work surfaces with one and a half bowl, stainless steel sink and mono mixer tap, white Metro tiling to splashbacks and having a single Lamona electric oven with Lamona



induction hob and extractor fan above. Built-in Lamona full size dishwasher and Lamona larder fridge. Spotlights to ceiling and window to side opening into the lounge/dining area with vaulted ceilings, windows to all sides and patio doors leading onto the decking. TV connection point to corner, carpeted floors with oak-effect vinyl cushion flooring to kitchen area, panel heaters to wall.

Master Bedroom

Situated at the far end with window to side, vaulted ceilings, wardrobe and bedside tables, carpeted floor and panel heater to wall with door into:



En Suite Shower Room

Having low-level WC, wash hand basin and large corner shower cubicle with thermostatic mixer. Extractor fan to wall and shaver light point. Electrically heated towel rail, frosted glass window and tile-effect vinyl cushion flooring.

Bedroom 2

A double or twin room with wardrobe and bedside table. Window to side, panel heater and carpeted floor.

Bedroom 3

A further double or twin room with window to side, wardrobe, bedside table, panel heater and carpeted flooring.

Family Bathroom

With panelled bath with shower mixer taps and shower screen to side. Wash hand basin and low-level WC, extractor fan and shaver light point, frosted glass window and





heated towel rail. Tile-effect vinyl cushion flooring.

Outside

Ample parking for two vehicles and path leading up to the decking, with outside light. Brand new decking to the entire veranda with well-maintained handrails leading down to the end and the overhanging canopy providing shelter for useful alfresco dining and barbecue area. Access to the lounge via the patio doors, outside lighting.

Tenure

We are advised that the property is freehold and there is a quarterly service charge of approximately £224.

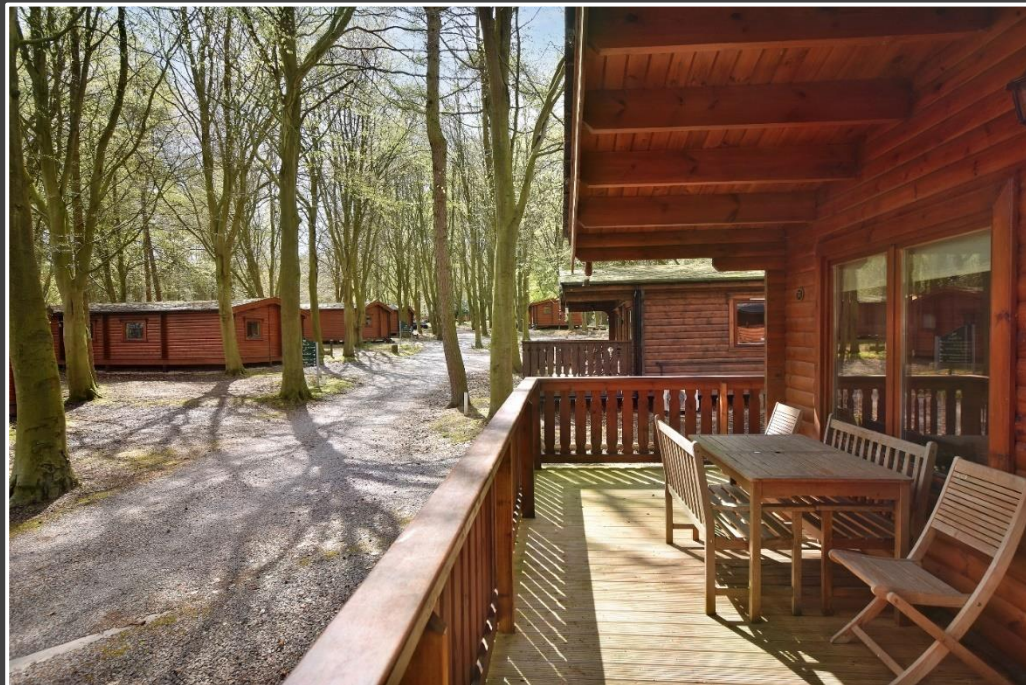


Viewing

Strictly by prior appointment through the selling agent.

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. Fixtures, fittings, 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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage.



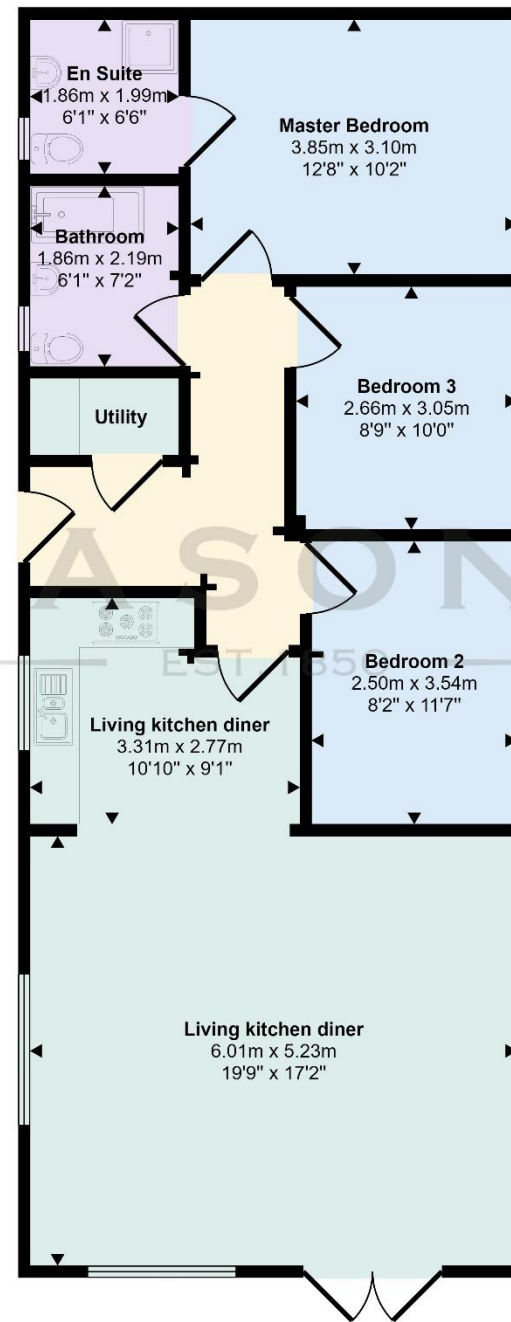


Floor Plans



Approx Gross Internal Area
91 sq m / 981 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Important Notice

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