



19 Kenwick Road, Louth, LN11 8EH

M A S O N S

EST. 1850

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A superbly presented detached residence located close to the centre of Louth market town. The property stands back from the road on a particularly large plot with extensive driveway parking leading to double tandem garage, with the rear enjoying a large and beautifully kept garden with newly installed garden room.

Internally, the property offers smart contemporary accommodation boasting two reception rooms with multi-fuel burners, hall, study, open plan kitchen diner, utility, cloaks/WC whilst to the first floor are four double bedrooms, one with en suite and further family bathroom. The property benefits from uPVC double-glazed doors and windows and a newly installed gas combination boiler.



Directions

From St. James' church on Upgate, proceed south to the traffic lights turning left onto Newmarket. Continue along Newmarket until it progresses into Kenwick Road, passing the left turning into Stewton Lane. Continue along Kenwick Road passing the first left into Mayfield Crescent and the property will be shortly on your left.

The Property

A very well-maintained, detached residence with brick-faced cavity walls, uPVC doors and windows throughout with matching uPVC fascias and guttering finished in white. Attached tandem garage to side, all positioned in a very generous plot. Heating is by way of an Ideal Vogue Max Combi 40 gas central heating combination boiler installed 6 months ago with the remainder of a 12 year warranty. The property also benefits from a brand new garden room situated in the rear garden.

Accommodation

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

Entrance Hall

With covered porch leading to the part-glazed anthracite grey composite door with frosted glass windows to either side. Spacious hallway







with staircase leading to first floor. Timber banister and spindles with oak-effect luxury vinyl tiled flooring. Spotlights to ceiling and part-glazed solid timber doors into reception rooms. Door understairs leading into:

Cloaks/WC

With low-level WC, wash hand basin and frosted glass window to rear, tiling to splashback. Oak-effect laminate flooring and period column radiator.

Lounge

Having large walk-in bay window to front with fitted blinds. A superbly proportioned, bright and airy reception room having alcove housing the multi-fuel burner with slate hearth, high-level electrics for wall-mounted television. Carpeted flooring with opening through to:

Study

Ideal for a variety of purposes, window to rear, spotlights to ceiling and carpeted flooring.

Sitting Room

Having a further large walk-in bay window to front with fitted blinds. Oak-effect luxury







tiled flooring, dado rail to walls and feature fireplace with inset multi-fuel burner and slate hearth. High-level electrics for wall-mounted television and neutral decoration. Useful serving hatch to kitchen.

Kitchen Diner

A superb open plan room having windows to side and patio doors leading into the garden. Large range of base and wall units finished in gloss ivory with stainless steel-effect handles, range of pull-out drawers and deep pan drawers. Single integrated Hoover electric oven to side with storage shelf above. Woodblock-effect, square edge laminated work surfaces with attractive Metro style tiling to all splashbacks, chrome socket covers and one and a half bowl ceramic sink with chrome mono mixer tap. Breakfast bar to centre of room with Neff five-ring induction hob and centrally mounted extractor hood. Inset spotlights to ceiling and having oak-effect luxury vinyl tiled flooring throughout opening into the generous dining area. Ample space for large fridge/freezer to side, wall mounting for TV.



Utility Room

With fitted workbench and storage cupboards below. Space and plumbing provided for washing machine, dishwasher

and tumble dryer. Extractor fan to wall, window with fitted blind, shelving and coat hooks creating an ideal pantry area to one end, inset spotlights to ceiling and oak-effect laminate flooring. Part-glazed uPVC door leading to rear garden.

First Floor Landing

Attractively decorated and having timber banister and spindles, Period timber doors into bedrooms and bathroom, spotlights to ceiling and frosted glass window to one side. Loft hatch giving access to the roof space.

Bedroom 1

Situated at the rear with window overlooking garden, spotlights to ceiling and having loft hatch to roof space. Carpeted floor and two built-in wardrobes to the side. Door into:





En Suite Shower Room

Corner shower cubicle with Mermaid panelling and curved glass door. Mira electric shower unit, extractor fan to ceiling, low-level WC, wash hand basin and frosted glass window to side. Wall-mounted cupboard and contemporary vertical radiator. Spotlights to ceiling, shaver point and having oak-effect laminate flooring.

Bedroom 2

At the front, a very generous double bedroom with window overlooking the driveway. Carpeted flooring, built-in shelving to side and smart grey painted wardrobes with shelving and hanging space. Fitted blinds to window, spotlights to ceiling and door into Dressing Room with window to front, space for dressing table, carpeted flooring.

Bedroom 3

Also at the front with double-glazed window and fitted blinds. A large double in size with carpeted flooring and spotlights to ceiling. Door giving access to wardrobe with shelving and hanging space.

Bedroom 4

A final double bedroom at the rear with carpeted flooring and window overlooking the garden.

Family Bathroom

With panelled bath and tiling to wet areas. Triton electric shower unit, shower screen to side, low-level WC and wash hand basin. Frosted glass window to side, spotlights to ceiling and extractor fan. Oak-effect flooring, large cupboard to side with timber doors housing the Ideal Vogue Max Combi 40 gas central heating boiler.

Front Garden

Extensive block-paved driveway providing parking for multiple vehicles with hedged perimeter to front and newly installed close boarded fencing to side boundaries. Borders laid to low maintenance bark. Bin storage and driveway leading up to the attached tandem garage to the side of the property. Gated access to the side garden.

Tandem Garage

Having up and over door to the front and being double in length, providing parking easily for two vehicles. Shelving fitted to either side, lighting and power provided with further pedestrian entrance and window to side with door into Workshop/Store







positioned on the end with pedestrian door access. With light and power and having window to rear aspect.

Rear Garden

A very large and spacious garden predominantly laid to lawn, having hedged boundaries and fencing to rear. Beautifully maintained having well planted barked borders with mature trees and bushes. Patio area to rear of house giving access to garage with newly laid pathway to the rear of the garden leading to the Garden Room, which is newly installed with concrete base and brick dwarf wall with a timber construction, uPVC doors and windows creating a blank canvass for someone to utilise for a multitude of purposes including summerhouse, art and crafts, cinema room, games room and perfect home working space. At the rear of the garden is a further riven-paved patio area ideal for al fresco dining and barbecues. Gated access at the side of the property to newly concreted area which is fenced off currently but would create perfect caravan parking or further driveway parking if required. Outside lighting and tap provided.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary



and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

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 excluded 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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



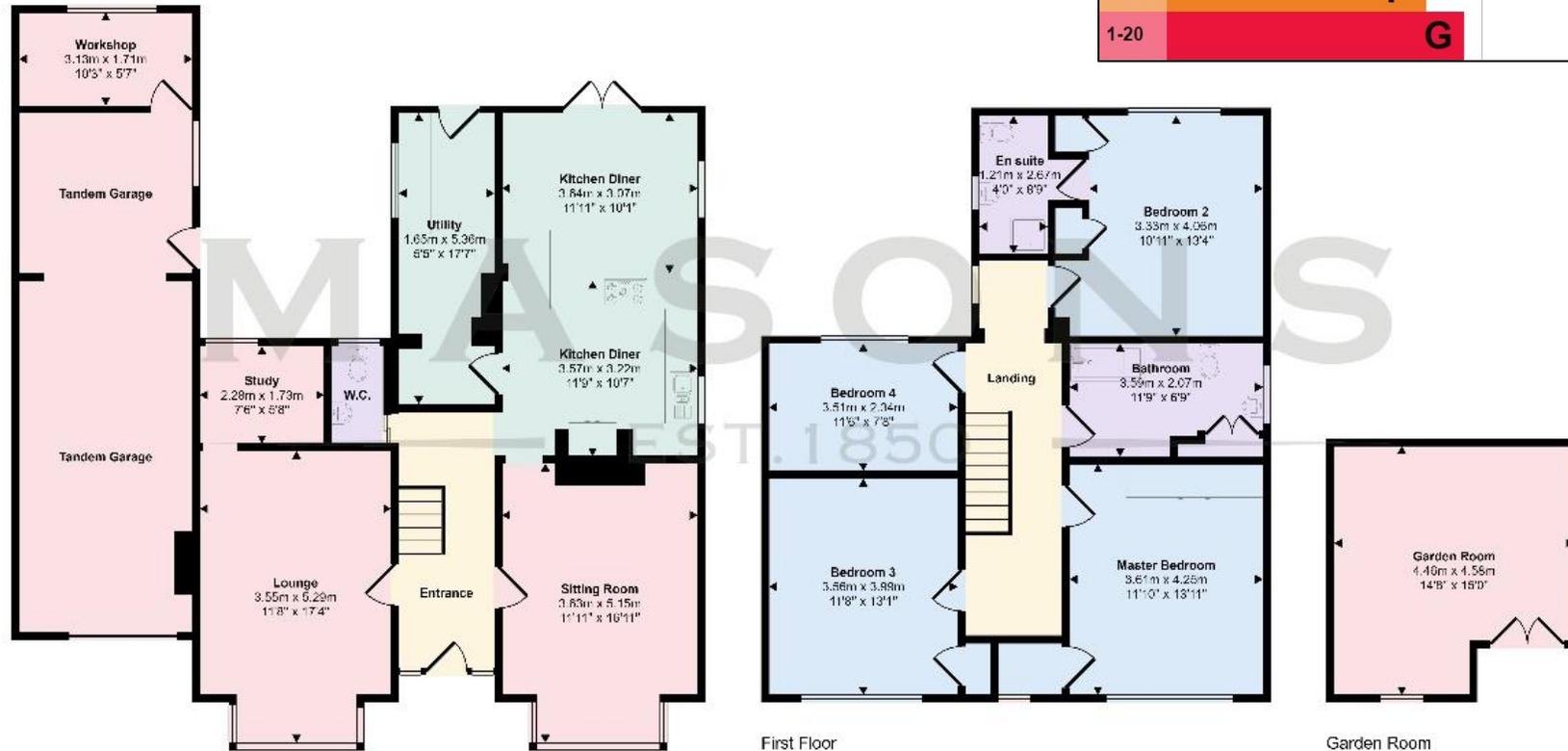
Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request



Approx Gross Internal Area
224 sq m / 2411 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 123 sq m / 1323 sq ft

First Floor
Approx 83 sq m / 889 sq ft

Garden Room
Approx 18 sq m / 199 sq ft

The illustration is only for illustrative purposes and is not to scale. Measurements of rooms, rooms, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Madz Snapzy 360.

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