

35 KENWICK PARK,
LOUTH, LN11 8NR

M A S O N S
EST. 1850

ABOUT 35 KENWICK PARK...

Constructed in only 2014 is this superbly presented two bedroom lodge situated centrally within a very popular woodland resort. The lodge offers superb spacious accommodation and is for sale with all furniture included, making this a superb option as a second home or holiday cottage with excellent income potential. The accommodation comprises large open-plan living kitchen diner, bi-fold doors opening onto the veranda, kitchen with built-in appliances, two double bedrooms, one with en suite, a further family bathroom and utility and benefits from upgraded air conditioning/heater unit, all located in the popular Kenwick Park estate with highly regarded golf and leisure facilities, just a short journey to Louth town.

The Property

A superb and relatively modern cabin, being the last one to be built in the woodland site in 2014 and therefore, in superb condition benefitting from wooden-framed, double-glazed windows together with bi-fold doors onto the veranda. In addition, the property has been upgraded with the fitment of a Mitsubishi air conditioning/heating heat exchanger unit, creating superb and highly efficient all year round comfort to the living area. 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.



ACCOMMODATION

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

Entrance Hall

Accessed via a part-glazed timber door to the T-shaped hallway with vaulted ceiling, coat hooks, electric heater panel, smoke alarm to ceiling. Carpeted floors and three-panel doors into principal rooms.

Utility

Utility and storeroom with work bench to one side, having the pressurised hot water cylinder. Space and plumbing below for washing machine or fridge/freezer, shelving to one side and housing the electric consumer unit. Extractor fan and carpeted floor.

Living Kitchen Diner

A superb open plan and bright space benefitting from a good range of base and wall units to one corner with timber-effect doors and chrome handles. Marble-effect, rolltop laminated work surfaces with matching





splashbacks. Single bowl stainless steel sink and Zanussi single electric oven with Zanussi four ring electric hob and extractor fan above. Integrated under-counter Zanussi fridge and integrated Zanussi full-size dishwasher. Vinyl cushion flooring opening into the carpeted living and dining area with windows to all three aspects, with superb bi-fold doors leading onto the veranda. Ample space for dining table and sofas, with electric panel heaters plus the superb addition of the Mitsubishi air conditioning/heating unit with remote controller, creating superb all year round use and comfort. Wall lights and spotlights to ceiling with smoke alarm and vaulted exposed timber ceilings.

Master Bedroom

A large double in size with wardrobe, bed, draws, chair and bedside tables. Window overlooking side with vaulted ceilings and carpeted floor with electric panel heater. Door into:

En Suite Shower Room

A smart modern suite with corner shower cubicle with panelling to wet areas with thermostatic mixer, low-level WC and wash hand basin with panelling extending to half-height walls. Extractor fan to ceiling, frosted

glass window and white electrically heated towel rail. Light and shaver point to wall, fitted blind to window and tile-effect vinyl cushion flooring.

Bedroom 2

A further double or twin room with wardrobe and beds included. Electric heater panel to wall, window overlooking side and beige carpeted floor.

Family Bathroom

A further smart, modern suite with panelled bath with thermostatic shower mixer, panelling to wet areas and half-height to remainder of walls. Shower screen to bath, low-level WC, wash hand basin with light and shaver point above. Frosted glass window to side with fitted blind, extractor fan to ceiling and having electrically heated towel rail with digital timer controls and vinyl cushion flooring.

Outside

Having ample parking for two vehicles, laid to gravel with steps up to decked area with timber balustrade and panelling. Well-maintained decking with outside courtesy lighting and tap. Decking continuing to far end with overhanging canopy and extended decked area with patio furniture ideal for al fresco dining and barbecues. Access into the lounge via the bi-





fold doors. Outside light and generally well maintained timber throughout. On the return side of the property is located the Mitsubishi heat exchanger unit.

Tenure

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

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 35. After a short distance number 35 can be found on the right hand side.

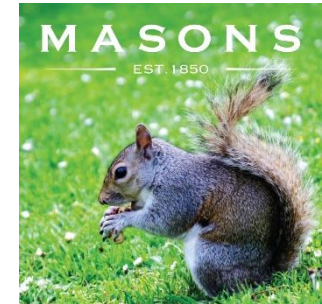
Viewing

Strictly by prior appointment through the selling agent.

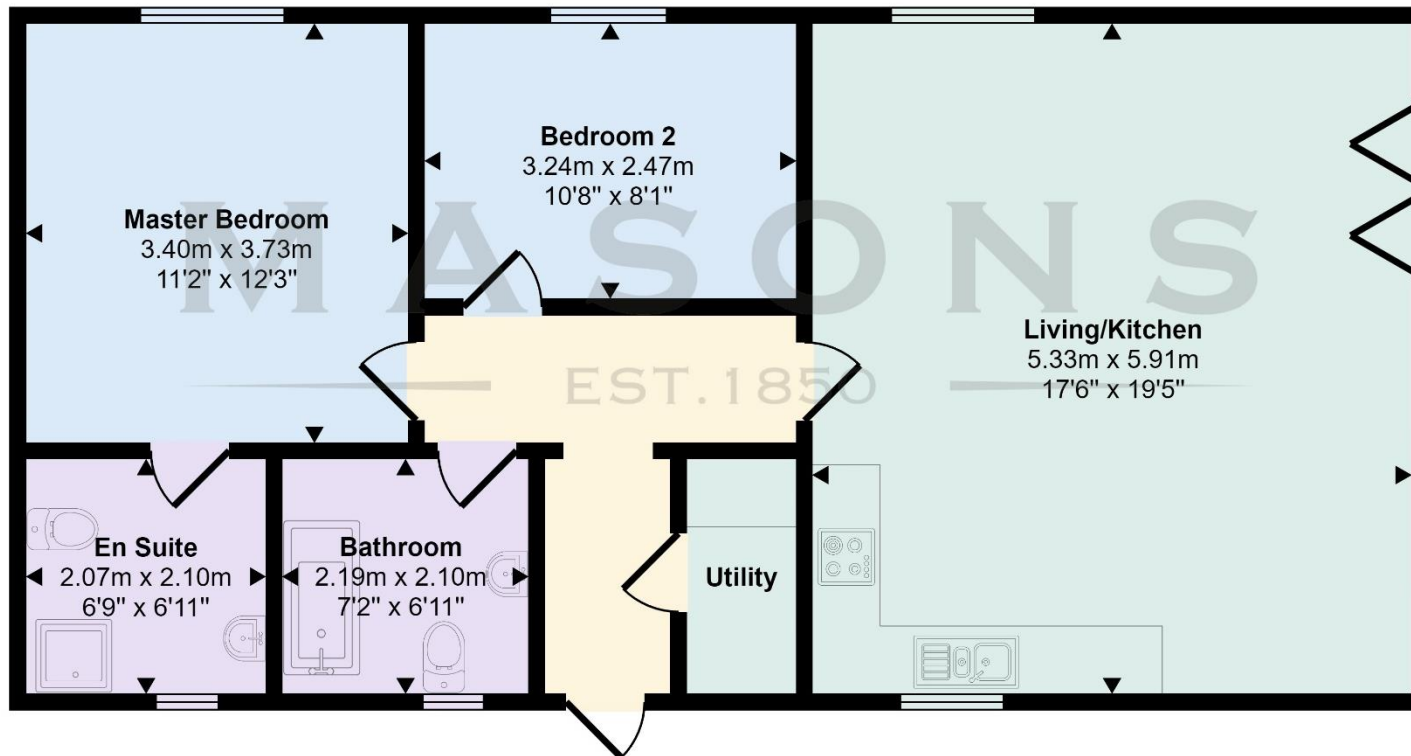
General Information

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.





Approx Gross Internal Area
73 sq m / 788 sq ft



Floorplan

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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