



2 KENWICK VIEW, LOUTH, LN1 1 8GN

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ABOUT 2 KENWICK VIEW....

An outstanding executive residence completed in the summer of 2023 offering high specification luxury living accommodation in the popular market town of Louth. This stunning home benefits from a raft of upgrades and presents a superb turn-key opportunity in a small exclusive development with 4 double bedrooms, 3 being ensuite with dressing room to the master and further family bathroom. Elegant open plan reception area with bespoke fitted kitchen and bi-fold doors to the gardens. A large Lounge, Study, Utility and w/c with attached double Garage. Set in a generous plot having block paved driveway and delightful garden with porcelain paving and patios.

Directions

From St. James' church travel south on Upgate to the traffic lights and turn left along Newmarket, following the road for some distance, passing The Brown Cow on the left and The White Horse on the right, then turn right at the bend along Kenwick Road. Go up the hill and take the third left turning into Kenwick Gardens, then the next right into Kenwick View and the property will be found on the left.

The Property

A very high specification executive new build home, completed in June 2023 by a highly regarded local builder and benefitting from the balance of the 10 year LABC New Home Warranty. The property has been constructed with the highest quality of materials and benefits from stone lintels and sills throughout and has had many upgrades



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fitted by the current vendor, including marble finished worktops and floors, gold fittings to bathrooms and fitted blinds throughout and an intruder alarm system. Heating is provided by way of a gas boiler with zoned underfloor heating to the ground floor and radiators to the first floor, with pressurised hot water cylinder for water. The property has a water softener unit on the incoming mains feed. Windows are high quality uPVC construction with composite front door and the sale includes the superb chandelier to the hallway and landing. We are advised by the vendor that the private road has a shared responsibility of around £80 per annum maintenance charge.

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 composite door with windows to either side and courtesy lighting to exterior, into a welcoming and bright reception with neutral decoration and large scale marble tiled floor. Alarm and underfloor heating controls to wall with oak doors to principal rooms. To one side is a cupboard housing internet and ethernet connectivity points. Oak staircase with glazed panels leading to first floor with large window to front and continuation of marble tiled floor throughout.





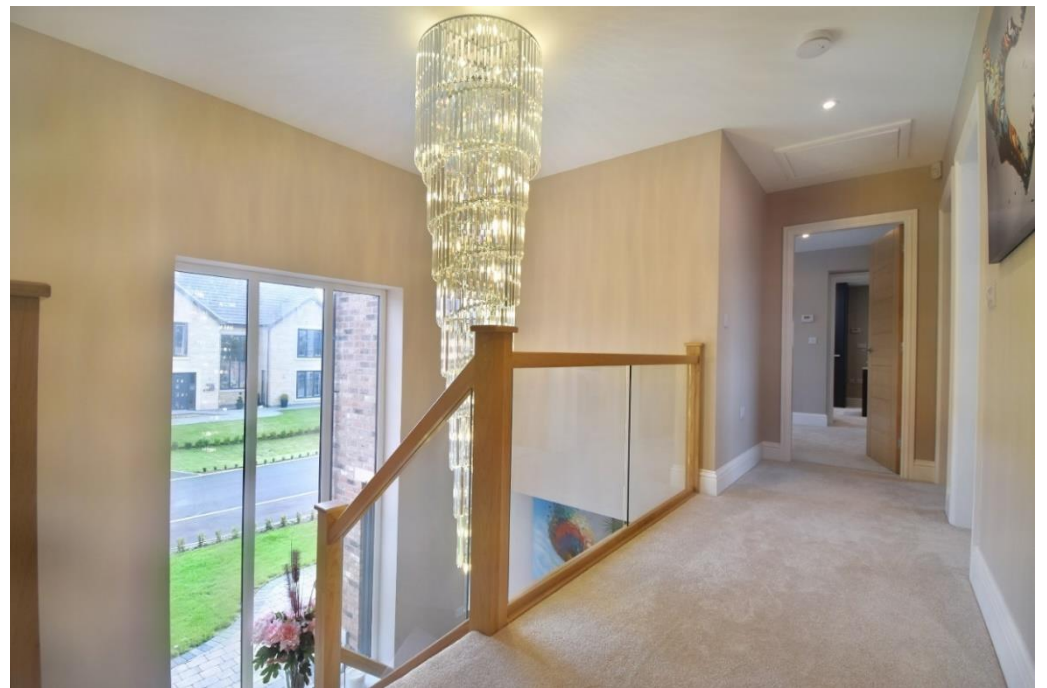


Living Kitchen Diner

A superb open plan family living space which opens out to provide a seating area to one side, having bi-fold doors to the garden. To the rear, an extended rear section with vaulted ceiling and skylights, further bi-fold doors to the garden with windows to either side. Off to the left is the superb high quality fitted kitchen comprising white finished handleless units with breakfast bar area to side with floating uplit ceiling above housing the extractor fan with LED spotlights. White marble worktops, matching upstands, inset sink with mono mixer tap and cut drainage grooves to worktop. LED strip lights to base units and downlighters to wall units. Large range of high-quality built-in Neff appliances to include tall larder freezer unit and tall larder fridge unit. High-level microwave grill oven and separate convection oven with warming drawer below, dishwasher and induction hob with window overlooking rear garden.

Lounge

Superbly proportioned reception room having windows to three aspects, creating a light and airy space. Alcove to side and wall-mounted electrics for television. Oak-effect floor and spotlights to ceiling.



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Study

Accessed off the hall having window to side and oak-effect floor, neutral decoration and spotlights to ceiling and wall-mounted electrics for television, creating a study area or potential downstairs bedroom if required.

Utility Room

With built-in cupboards finished in white with handleless doors, marble worktop and upstand with inset sink and mono mixer tap. Cupboards to right hand side having space and plumbing provided for free-standing washing machine and tumble dryer in a stacked position. Wall lights and extractor fan to ceiling. Marble tiled floor continuing into:

WC

Smart fitted unit having storage cupboard with worktop and wash basin with gold tap fittings. Illuminated mirror to wall and back-to-wall WC unit with twin flush. Marble tiling to floor and half-height walls, extractor fan to ceiling.

Double Garage

Having remote electric roller door with further access door to utility and rear door to garden. Light and power provided with alarm panel and housing electric consumer units. To one corner is the boiler room with access door housing the Ideal gas-fired boiler with pressurised hot water cylinder, together with water softener unit.





First Floor Landing

Oak stairs and banister, glazed panels and carpeted treads with superb glass chandelier to mezzanine area which is included in the sale. Carpeted landing and loft hatch to roof space. Smoke alarm and spotlights, cupboard to side ideal for storage and laundry.

Master Bedroom Suite

A superb double bedroom, well proportioned with large tilt and turn windows to front with Juliet balcony with glass panel. High-level electrics for television, carpeted floor and spotlights to ceiling with door through to:



Dressing Room

A superbly appointed dressing room with a good range of fitted wardrobes finished in anthracite grey with gold handles providing ample storage with matching dresser table unit to side, marble worktop and illuminated mirror with back lighting. Skylight and spotlights to ceiling. Central island unit with marble top and drawers with gold handles. Further door leading through to:

En Suite Bathroom

A beautiful en suite bathroom fitted with the highest quality materials, having marble tiled floor and contrasting fully tiled walls in black marble with gold bathroom fittings, including free-standing slipper bath having gold tap with shower attachment and LED uplighters to perimeter of bath. Gold back-to-wall WC with twin flush and shelf above. Central free-standing wall with wall-mounted worktop with his and hers gold washbasins with gold taps and storage drawers below and twin illuminated mirrors, while on the return side is the walk-in shower area with tiled alcoves, with rainfall head attachment and hand shower attachment, gold shower controls. Dormer window and spotlights and extractor to ceiling. Twin vertical contemporary radiators with towel rails.

Bedroom 2

Positioned in the right hand side of the property with window overlooking the rear garden. Large double





in size with twin built-in wardrobes with oak doors, fitted with shelving. Carpeted floor, spotlights to ceiling and wall-mounted TV connection points. Door through to:

En Suite Shower Room

Having back-to-wall WC with twin flush. Frosted glass window to rear, free-standing wash basin unit with drawers and gold basin and tap, illuminated mirror above and walk-in shower with glazing to side, having gold shower fittings including rainfall and hand shower attachment. Fully tiled floor and walls in black marble-effect, extractor fan and spotlights to ceiling with black finish chrome heated towel rail.

Bedroom 3

A large double in size with window overlooking the rear garden. Carpeted floor and spotlights to ceiling, wall-mounted TV connection point.

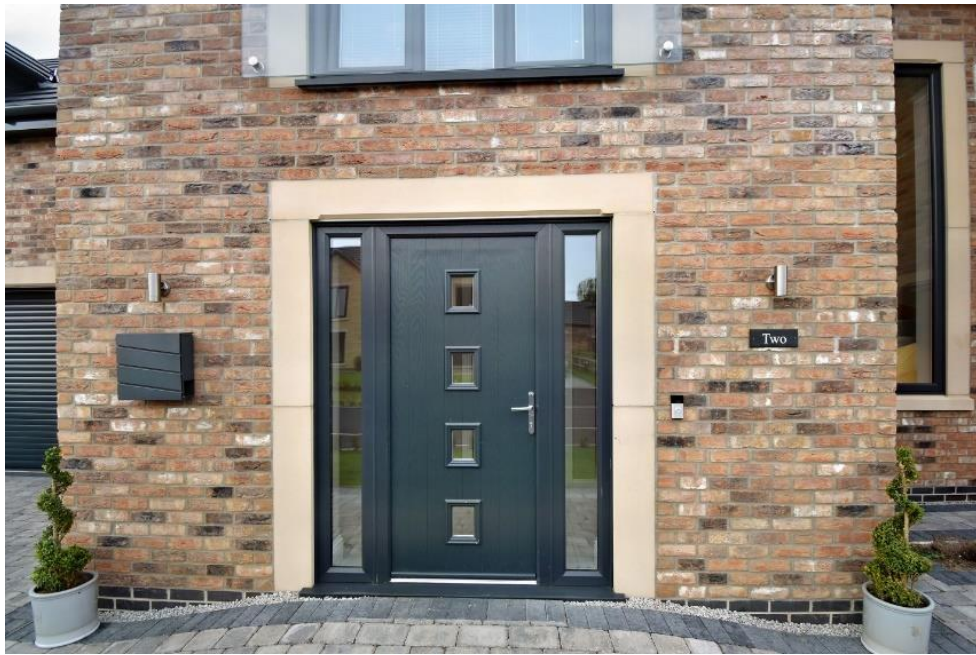
Bedroom 4

Positioned at the front with large tilt-and-turn windows, carpeted floor and spotlights to ceiling. Twin built-in wardrobes to side with oak doors and fitted shelving. Vertical column radiator and door through to:

En Suite Shower Room

With back-to-wall WC with twin flush and shelf above and frosted glass window to the side. Free-standing wash basin with storage drawers below and illuminated mirror. Walk-in shower with glazing to side and rainfall and hand shower attachments with tiling to floor and walls in attractive white marble. Spotlights and extractor fan to ceiling and chrome heated towel rail.





Family Bathroom

Large bathroom suite finished in classic and contemporary colours with tiled floor and walls in white matt finish marble tiles. Free-standing bath with gold tap to side and hand shower attachment. Back-to-wall WC with twin flush, free-standing wash hand basin with gold fittings and storage drawers below. Inset alcoves with LED lighting and inset illuminated mirror. Walk-in shower unit with glazing to side and gold fittings including rainfall head and hand shower attachments. Frosted glass window with spotlights and extractor fan to ceiling and anthracite grey vertical column radiator with towel rails.





Outside

To the front is a generous block-paved driveway with parking for multiple vehicles, leading to the double garage. Lawned area to the front with newly planted front boundary hedge plants and exterior lighting to perimeter of the property. Access to rear garden to both sides via secure gates. Side boundaries made up of high-level brick wall and fencing.

Rear Garden

With high-quality porcelain stone patio to rear of reception rooms and extending around the perimeter with contrasting grey borders, creating superb al fresco and barbecue spaces. The remainder of the garden is laid to lawn with boundaries made up of high-level fencing and benefitting from up and down lighters to the perimeter of the property. Outside tap provided. A superb garden to relax in, enjoying the afternoon and evening sun.

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

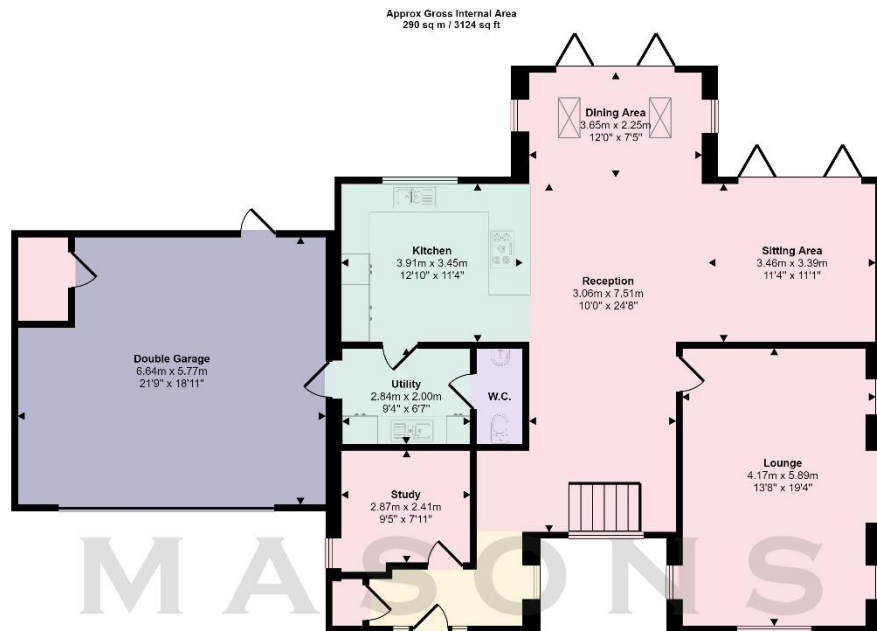
Strictly by prior appointment through the selling agent.

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 F.



FLOORPLANS AND EPC GRAPH

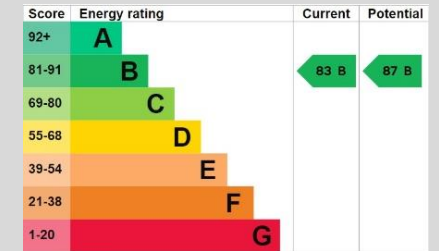


Ground Floor
Approx 154 sq m / 1660 sq ft



First Floor
Approx 136 sq m / 1465 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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