



71 Kenwick Woods, Kenwick, LN11 8NR

**M A S O N S**

EST. 1850

## 71 Kenwick Park, Kenwick, LN11 8NR

An excellent opportunity to acquire a well-maintained lodge situated at the top of the site on an end of cul-de-sac location, providing a bright, sunny and private position. The cabin is for sale with the majority of the furniture included, making this an ideal turn-key holiday cottage or second home.

The accommodation briefly comprises large open plan lounge kitchen diner which opens onto the veranda, three good size bedrooms, one with en suite and further family bathroom, utility room and outside store. 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.



### Directions

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 third right turning signposted for cabin 71. Continue along the track to the top of the lane and bear right and then continue along the track, winding around other cabins. At the T-junction turn left, signposted cabin 71, and the cabin is found at the very end of the cul-de-sac on the left-hand side.

### The Property

An excellent, well-maintained Norwegian pine cabin benefitting from wooden-framed, double-glazed windows. The cabin is situated in an elevated position at the top of the site with an open outlook across parkland and a pond, creating a sunny and private setting from the veranda. Included within the sale of the property are all the fitted blinds and the majority of 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

Part-glazed timber door with carpeted step into wood-effect floor and central hallway with vaulted ceilings, opening into main hallway with newly carpeted floor. Panel heater to wall.

### Utility

Having fitted worktop to side with pressurised hot water cylinder above. Space below for white goods and plumbing for a washing machine. Electric consumer unit and carpeted floor.

### Kitchen/Living/Dining Room

A superb open plan space with vaulted ceilings and having a good range of fitted base and wall units with Shaker style ivory doors, roll-top laminated work surfaces with tiling to splash backs, one and a half bowl stainless steel sink with mono mixer



tap, a good range of built-in appliances including Hoover single electric oven and four ring electric hob above with extractor. Built-in Indesit dishwasher and built-in under-counter Blomberg fridge. Windows to three aspects providing a light and airy space with large, sliding patio door to side giving access to the veranda which benefits from beautiful views across open parkland and pond. Ample space for dining table and lounge area. Panel heater to wall, wall and ceiling lights with oak flooring throughout.

### Master Bedroom

A large double bedroom having window to side, panel heater, vaulted ceiling and carpeted floor with door into:

### En Suite Shower Room

With corner shower cubicle with pivoting glass door, Mira thermostatic shower unit and tiling to all wet areas. Low-level WC, wash hand basin with frosted glass window to side, shaver point. Extractor fan and spotlights to ceiling with electrically heated towel rail and wood-effect floor.





**Bedroom 2**

A double bedroom currently set up as a twin room with window to side, carpeted floor, vaulted ceiling and panel heater.

**Bedroom 3**

A further twin bedroom with window to side, carpeted floor, vaulted ceilings and panel heater to wall.



### Family Bathroom

Having panelled bath with taps and hand shower attachment. Shower screen to side, tiling to wet areas, low-level WC and wash hand basin. Frosted glass window to side and shaver point. Extractor fan and spotlights to ceiling with electrically heated towel rail and wood-effect floor.

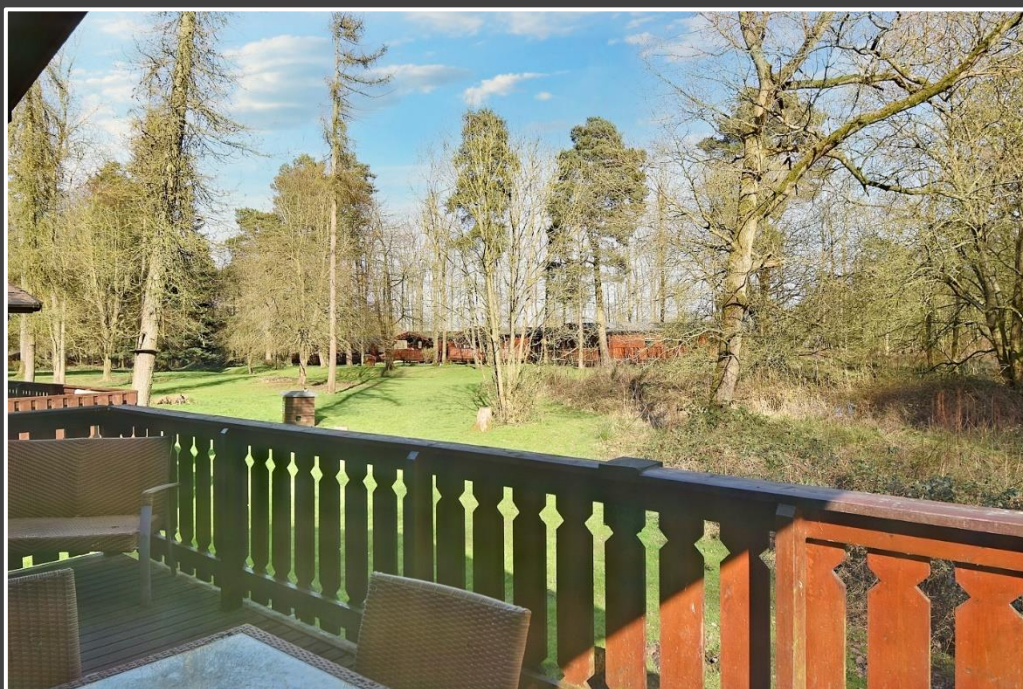
### Outside

Steps up to an extensive decked veranda, in good condition with timber balustrades to perimeter, extending to the far end with an extra wide section under the canopy, ideal for al fresco dining and relaxing of a summer's evening while overlooking the parkland and pond view beyond. External lights provided and outside tap. To the front of the cabin is an extensive gravelled parking area for multiple vehicles and being at the end of the cul-de-sac, has no passing traffic making for a peaceful location. **External Store** accessed from the front via steps with external door ideal for boots and equipment, etc.

### Tenure

We are advised that the property is freehold and there is a quarterly service charge of approximately £225.





### Location

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.

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.





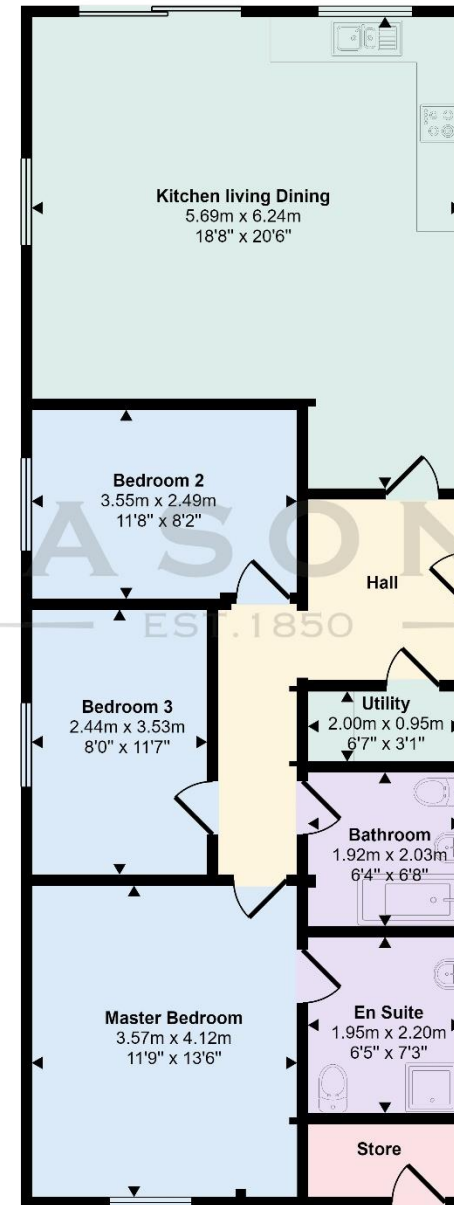
## Floor Plans

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



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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