



CABIN 24
KENWICK PARK LN 1 1 8NR

Masons
EST. 1850

CABIN 24, KENWICK PARK, KENWICK, LOUTH, LINCOLNSHIRE LN1 1 8NR

An exceptional Log Cabin with a difference – greatly improved and upgraded with insulated main walls, roof and floor, rewiring, suspended ceilings with LED downlighters replacement floor coverings, fitted kitchen units with appliances, cast-iron stove, refurbished bathroom and ensuite shower room to the main bedroom – all to a superb standard. Garden shed adjacent and parking areas adjacent for 4 cars. For Sale with NO CHAIN – Leasehold.



ABOUT CABIN 24

This Scandinavian log cabin was significantly renovated and modernised around 3 years ago and remains in superb condition with great improvements to efficiency and running costs. The external walls and floors have been insulated internally and walls then plastered to a high standard following rewiring of the whole with appropriate certificates. Heating is by electric panel/convactor heaters and a cast-iron log-burning stove installed with Hetas certificate. On average the sellers have found their electricity costs reduced from around £400 pcm to around £40 pcm following the improvements. The windows are double glazed with Corian sills.

The living area comprises an open-plan living/dining-kitchen with re-fitted range of units in contemporary colours having Corian work surfaces, integrated fridge freezer, dishwasher and an impressive range cooker with induction hob and hood. The new suspended ceilings have LED downlighter spotlights fitted and are also insulated with a useful centre boarded storage roof void having two access hatches. The floors are now covered in a combination of light grey oak style LVT and carpets with commercial grade vinyl floor coverings in the bathrooms and high quality Kerradeco wall panelling. Interior doors are now oak in grey frames. There is a BT line installed but not presently in use and a registered mailbox has been created. A mobile data router and broadband splitter with amplifier is in place with data cables to wall TV points.

ACCOMMODATION

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

The main entrance is on the west side of the cabin where steps lead up to a decked area with gate onto the main decking which extends around the side and south side of the cabin and with a double-glazed door having an outside up/downlighter adjacent and meter cabinet to one side. This door opens into the:



L-shaped Entrance Hall

With exposed log walls, coat hooks to wall plaques, shoe rack and LVT grey oak-effect flooring which extends into the main living area. Electric panel heater with digital control, suspended ceiling with inset LED spotlights and access to the roof void which is boarded through the centre for storage purposes.

Utility/Airing Room

Adjacent to the entrance hall with a roll-edge sparkle and black work surface, shelves beneath and above, high-level Heatrae Sadia Megaflow insulated hot water cylinder with twin immersion heaters, suspended ceiling with inset LED light operating on a sensor switch and modern metal-cased consumer unit with MCBs.

Living/Dining Kitchen







A spacious open plan area with vaulted suspended ceiling having inset LED downlighters and with two electric panel heaters, together with a cast iron log-burning stove on raised plinth to the corner. Ample power points and high-level power points with mobile internet connector for a wall-mounted TV.

Attractive range of modern built-in kitchen units finished in grey with long stainless-steel handles and comprising base cupboards including pull-out racks, tall larder cupboard, also having pull-out racks, drawer unit, wall cupboard unit with LED pelmet lights illuminating the Corian work surfaces and splashbacks, stainless steel one and a half bowl sink unit with inset drainer basket and bread board, together with a single lever mixer tap having pull-out hose. Additional pull-out plinth drawers under the base units.



Integrated AEG fridge/freezer, integrated Hotpoint dishwasher, (both faced to complement the kitchen unit) and Smeg stainless steel and glazed electric range cooker with five ring induction hob, two ovens and grill, together with a curved, glazed and stainless-steel Cooke and Lewis cooker hood above. Window to each side elevation and window over the sink overlooking the main balcony on the south side. Smoke and carbon monoxide alarms and switches for the outside lighting to the decking.

Bedroom 1

A double bedroom, well fitted with a full-length range of built-in bedroom furniture having sliding mirror and white panel doors and fitted internally to provide clothes hanging space with shelving to the side and beneath, high-level shelving and centre drawers with space above for a wall-mounted TV with power points. Electric panel heater and window to the side elevation. Suspended ceiling with LED downlighters and a further trap access into the roof void storage area. Connecting door to the:





En Suite Shower Room

A modern, well fitted shower room with a white suite comprising a vanity wash hand basin by Ideal, set into a contrasting black base double cupboard unit with Corian surround and a mirror-fronted wall cabinet over, low-level WC with cistern concealed within contrasting black base unit having flush button to the side and Corian plinth over. Splash-boarded, good size shower cubicle with glazed screens and sliding glazed door, together with a thermostatic mixer unit having handset and fixed drench head, together with an extractor fan over. Splash-boarded ceiling with inset LED downlighters, electric chrome ladder style radiator/towel rail and window to the side elevation.

Bedroom 2

A smaller double bedroom or good size single bedroom with power point located to suit either layout or even twin beds. Built-in bedroom furniture comprising a double wardrobe with mirror and white panelled sliding doors, clothes rail and shelved compartments. Built-in, high-level cupboards extending to full width with two double cupboards and centre shelves. Electric panel heater and window to the side elevation. Suspended ceiling with inset LED downlighters.

Family Bathroom

Fitted to complement the ensuite shower room, the bathroom has a white suite with built-in black bathroom furniture and comprises an Ideal curved vanity wash hand basin with single lever pillar tap set into a Corian work surface with matt black double cupboard beneath and extending at the side to conceal the cistern to the white low-level WC. Square design, P-shaped bath with glazed screen and shower fittings to the modern mixer tap together with handset on rail. Built-in linen cupboard in matt black with long metal handle and electric chrome-effect radiator/towel rail. Suspended ceiling with inset LED downlighter and extractor fan. Window to the side elevation.



Outside

The cabin stands in a woodland area positioned adjacent to open Wolds countryside with a country path leading across the fields to the neighbouring village of Little Cawthorpe. The surroundings are wooded with grass areas having inset spring bulbs and flowering plants, together with established trees, shrubs and bushes. The area is ideal for lovers of wildlife and there are large, decked areas extending around the west and south sides of the cabin, ideal for outside furniture and al fresco dining with external power sockets, up/downlighters, and an ornamental timber balustrade incorporating gates with steps down to the surrounding area. There is a double car parking space to the front and an additional parking area has been created beyond the main deck. To one side there is a useful timber garden shed.

Tenure

The property is Leasehold held from 1st February 1995 for 125 years at a peppercorn and maintenance rent. This has varied recently from £250 /quarter to £280/quarter. A PDF copy of the Land Registry Documents and Lease can be emailed on request.

Viewing: Strictly by prior appointment through the selling agent.

Location

Positioned 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 spot with south and west facing balconies.

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. There is 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 surrounding the town has many fine country walks and bridleways.

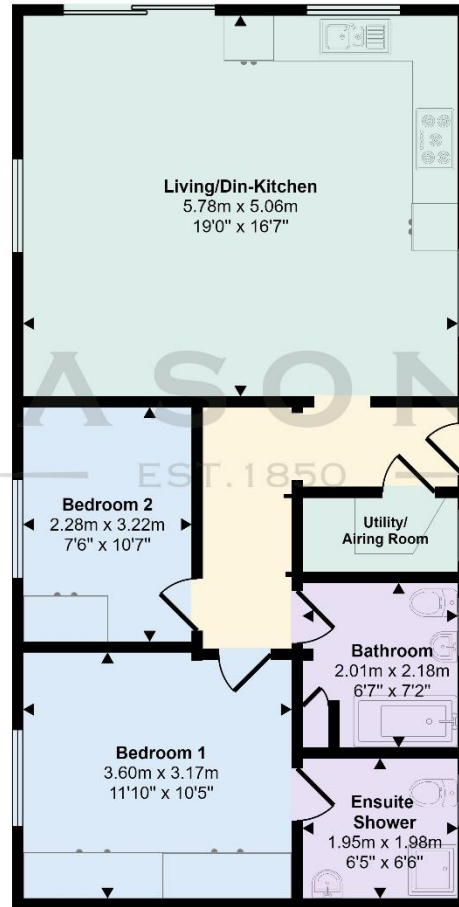
General Information

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.



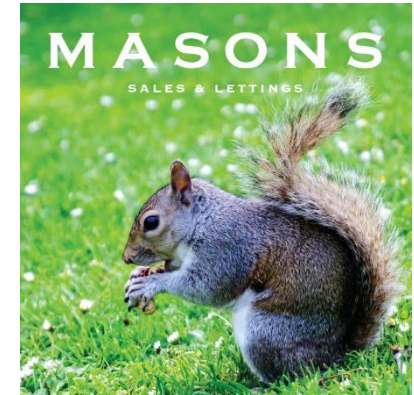
FLOORPLAN

Approx Gross Internal Area
68 sq m / 729 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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