



# 9 Kenwick View

Louth

**M A S O N S**  
— Celebrating 175 Years —

# 9 Kenwick View

Louth  
LN11 8GN



Executive four-bedroom home with over 2,500 sq. ft. of internal space

Bespoke open-plan living space with vaulted ceilings and bifold doors

Designer kitchen with quartz surfaces, Neff appliances & central island

Principal suite with dressing room and luxury en-suite bathroom

Detached double garage with vaulted studio for live/work flexibility

Landscaped south-facing garden with countryside views and porcelain patios

Occupying a prominent plot at the edge of Louth, this striking, recently built executive home offers the perfect balance of luxurious living and countryside calm. Completed in 2022 by a highly regarded local builder, the property enjoys sweeping open views to the rear, contemporary architectural detailing, and a high-specification finish throughout. Set behind remote-controlled electric gates, the home offers exceptional privacy, light-filled interiors, and a rare live/work studio space above the detached double garage.

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The ground floor has been thoughtfully designed to a high specification. A wide, welcoming hallway sets the tone, with warm wood-effect tiled flooring and feature glazing. At its heart is a breathtaking open-plan living/dining space, where a vaulted ceiling, oversized bifold doors, and a striking media wall create a focal point for everyday life and entertaining alike. The room flows into a show-stopping navy kitchen, complete with quartz worktops, sleek handleless cabinetry, and a full suite of integrated Neff appliances – including a coffee machine and wine chiller. For quieter moments, the separate lounge offers a light-filled retreat with windows on three sides and a second bespoke media wall.

Elsewhere, a flexible study/snug, guest cloakroom, and utility room with additional appliance space complete the ground floor – all benefitting from zoned underfloor heating and premium fittings throughout.







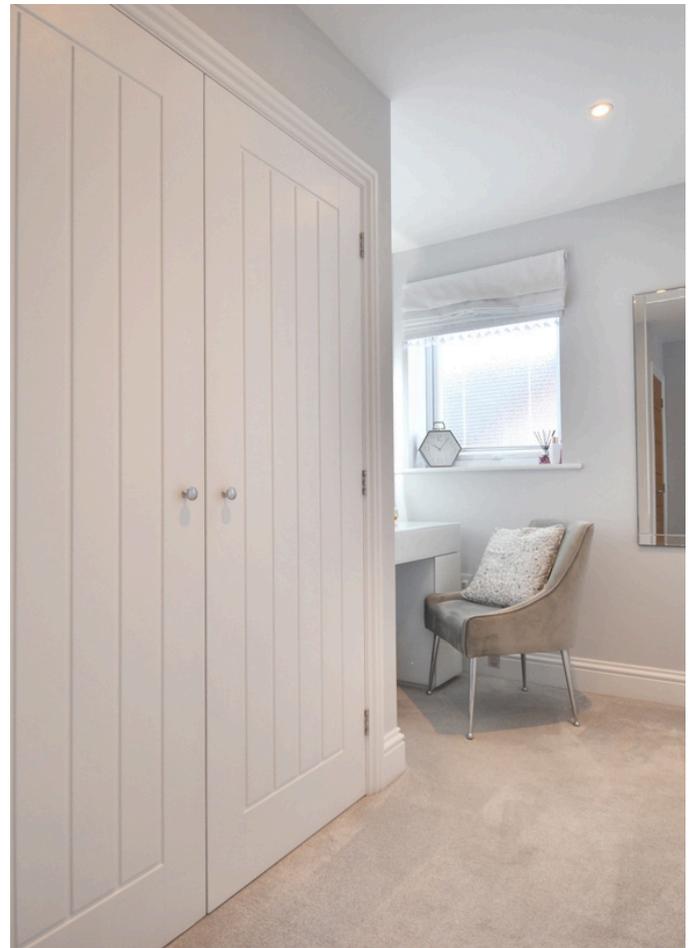


Upstairs, the property offers four generously proportioned double bedrooms, three with their own luxurious en-suites. The principal suite is particularly special: a private sanctuary enjoying uninterrupted views across open farmland to Kenwick Woods. A spacious dressing room and a showstopping bathroom – complete with slipper bath, double vanity, and walk-in rainfall shower – elevate this suite to true boutique hotel standard. A fourth bedroom and elegant family bathroom complete the first floor, with all rooms finished in calming tones and featuring quality fitted wardrobes.



“ —  
Sleek, spacious, and  
beautifully finished –  
an exceptional home in  
an enviable setting. |  
— ”







The gardens have been beautifully landscaped. The rear garden, laid mostly to lawn and bordered by porcelain patios and lush planting, faces due south and enjoys sun all day. There's a curved stone wall, a choice of entertaining terraces, and ambient lighting for balmy evenings. The detached double garage is an asset in itself, with a vaulted, fully powered studio above – ideal as a home office, art studio or private guest suite.

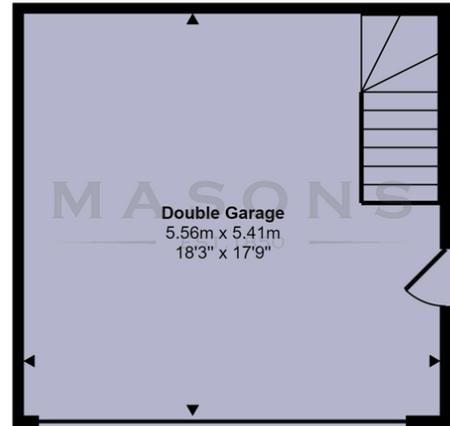
To the front, smart block paving and landscaped beds frame the approach, with electric gates leading to a generous driveway and side storage areas. All boundaries have been thoughtfully planted or fenced, giving the property a calm, private, and exclusive feel.



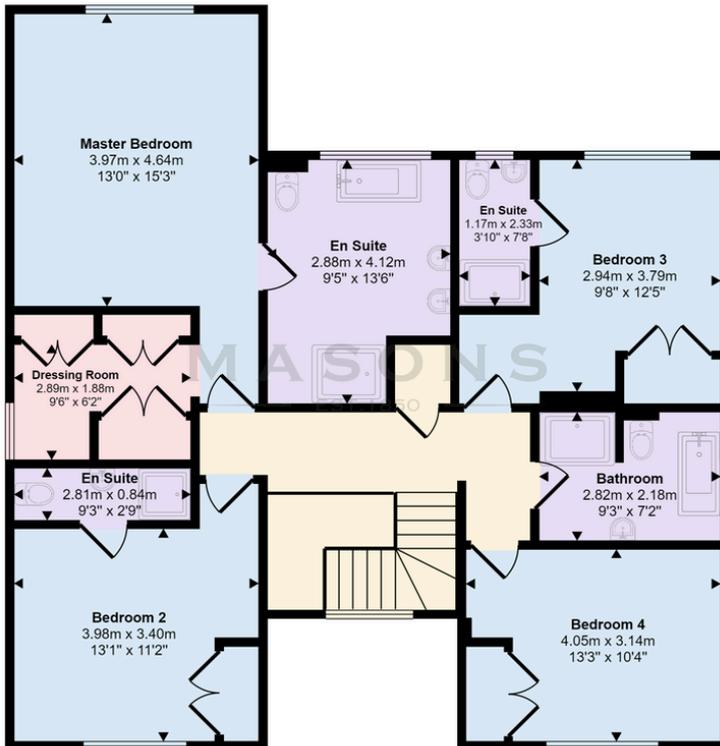




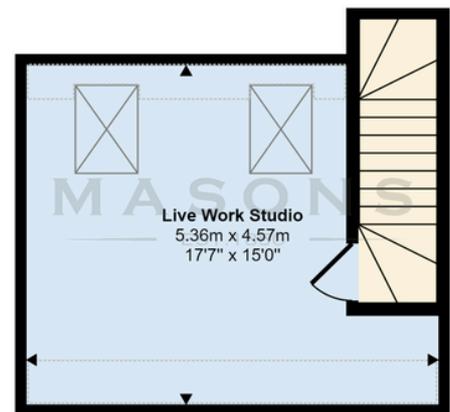
**Ground Floor**  
Approx 119 sq m / 1281 sq ft



**Garage**  
Approx 30 sq m / 323 sq ft



**First Floor**  
Approx 110 sq m / 1189 sq ft



**Garage First Floor**  
Approx 25 sq m / 274 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 real items.

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

# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 35 miles away, and Grimsby, just 24 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band F

### Services Connected

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.

### Tenure

Freehold

### Location

What3words: canal.trip.breakaway

### Directions

From St. James' church travel south on Uppgate 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 right.

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.

# M A S O N S

EST. 1850

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