



3 KENWICK WOODS
KENWICK

MASON'S
EST. 1850

ABOUT 3 KENWICK WOODS

A superb opportunity to acquire a well-maintained lodge, having some superb upgrades providing disabled access with assisted living features, making for a versatile and ready to move into lodge with all furnishings and equipment shown in the photos included in the sale ideal as a second home or holiday let facility. Well positioned close to the popular Kenwick Park golf course with some superb woodland walks, the lodge briefly comprises large open plan lounge/kitchen/diner opening to the veranda, three good size bedrooms, one with en suite, and further family bathroom with utility located off the hall. Kenwick Park leisure centre and hotel resort is just a short walk away.



The Property

An excellent and well-maintained Norwegian pine cabin benefitting from wooden-framed, double-glazed windows. The cabin is situated in an open, sunny spot with extended veranda to the end. Included within the sale is all the furniture, fitted blinds, and curtains shown in the photos, together with the assisted living equipment, including rise and fall kitchen work top system and electrically operated hoists to two of the bedrooms, along with an electrically operated rise and fall bed. The cabin also has widened doorways, wide disabled access ramp onto the decking, along with spacious concrete parking area adjacent. If any of the equipment is not required by the purchaser, then the vendors are happy to remove it.



3 KENWICK WOODS, KENWICK, LN1 1 8NP

ACCOMMODATION

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

Hall

Accessed from the veranda via a part-glazed timber door with courtesy light to side, into a spacious L-shaped hallway with carpeted floor, electric panel radiator, internet connection point and exposed pine walls and ceilings with pine doors to principal rooms.

Utility

Positioned off the hall, having a pressurised hot water cylinder fitted above the worktop with Whirlpool washing machine below, along with shelving provided and useful space for storage. Extractor fan to wall and electric consumer unit.

Living Kitchen Diner

A superb open plan space to one end of the cabin being adapted with wide doorways for wheelchair access. Carpeted floor leading into a hard floor area adjacent the kitchen. Windows to two aspects, together with patio doors onto the veranda. Vaulted ceilings with spotlights and wall lights. Electric panel radiators, ample space for dining table and sofas. Good range of fitted base units finished in matt ivory and having marble-effect, rolltop laminated work surfaces with one section having an electronic rise and fall system, ideal for disabled use which raises and lowers one complete section housing the sink and hob, which has extractor fan above. Zanussi single electric oven to side, range of pull-out storage units, built-in CDA dishwasher and a built-in undercounter Fridgemaster fridge. Panelled splashbacks.





Master Bedroom

A large double bedroom with window to side, carpeted floor and vaulted ceilings housing the disabled hoist system which can be removed if not required by the purchaser. Electric panel radiator to side and door into:

Wet Room

Wet room floor and panelling to shower area with Mira thermostatic shower unit. Built-in hoist rails to ceiling, low-level WC, wash hand basin with mirror and light above, frosted glass window to side, extractor fan to ceiling with spotlights and electric heated towel rail to side with electric blower heater to wall.

Bedroom 2

A further double bedroom with window to side, carpeted floor, vaulted ceiling and electric heater to wall.





Bedroom 3

A final single bedroom with window to side, carpeted floor and electric panel heater. Vaulted ceiling and having electric rise and fall single bed as well as a disability hoist system which can be removed if not required by the purchaser.

Family Bathroom

Three-piece suite comprising panelled bath with panelling to wet areas, wash hand basin with mirror and light above and low-level WC. Frosted glass window to side, spotlights to ceiling and extractor fan with electrically heated chrome towel rail and with wet room style flooring.



Outside

To the rear of the cabin is a concrete parking area with space for up to three vehicles with the cabin having a leafy outlook to all sides. Concrete path leading around the side to the decked veranda with large, wide ramp access with grip rails leading up to the main deck, access to the cabin to the side and extending all the way to the end and to the main veranda with access to the living room via patio doors. Overhang with lighting providing shelter and ample space for dining table for al fresco entertainment, with an outlook across the neighbouring golf course.

Tenure

We are advised that the property is freehold and that there is a quarterly service charge of approximately £250.

Location

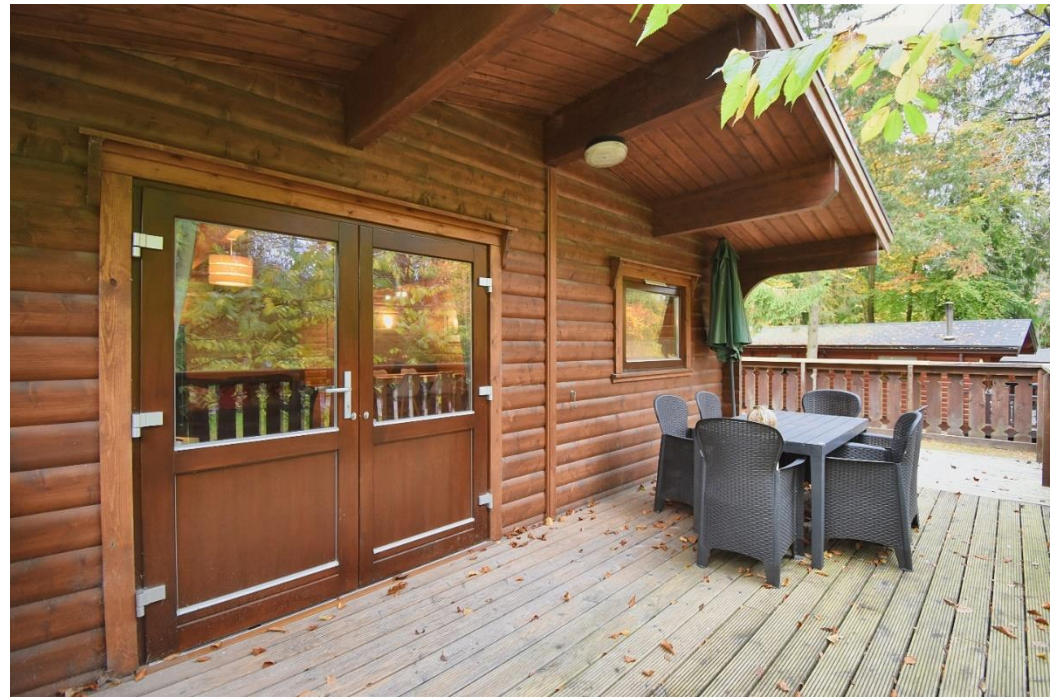
Located close to the popular market town of Louth, the Kenwick Park complex is set in 320 acres of rolling Lincolnshire Wolds countryside making it ideal for woodland walks, the complex comprises a luxury hotel, spa and leisure facilities and a stunning 18 hole golf course. Nestled deep within the woodland area this Log cabin is situated in a open 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.

Directions

Travel out of Louth on Kenwick Road and at the bypass turn right and then left into Kenwick Park hotel complex. Bear right at the fork and travel for around 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 3. Continue for a very short distance and turn right into a small cul-de-sac which takes you into the parking areas for a small number of cabins with the parking area for cabin 3 directly ahead, with the concrete hardstanding facing the rear of the cabin. A concrete pathway from the parking area takes you round to the entrance.



Viewing

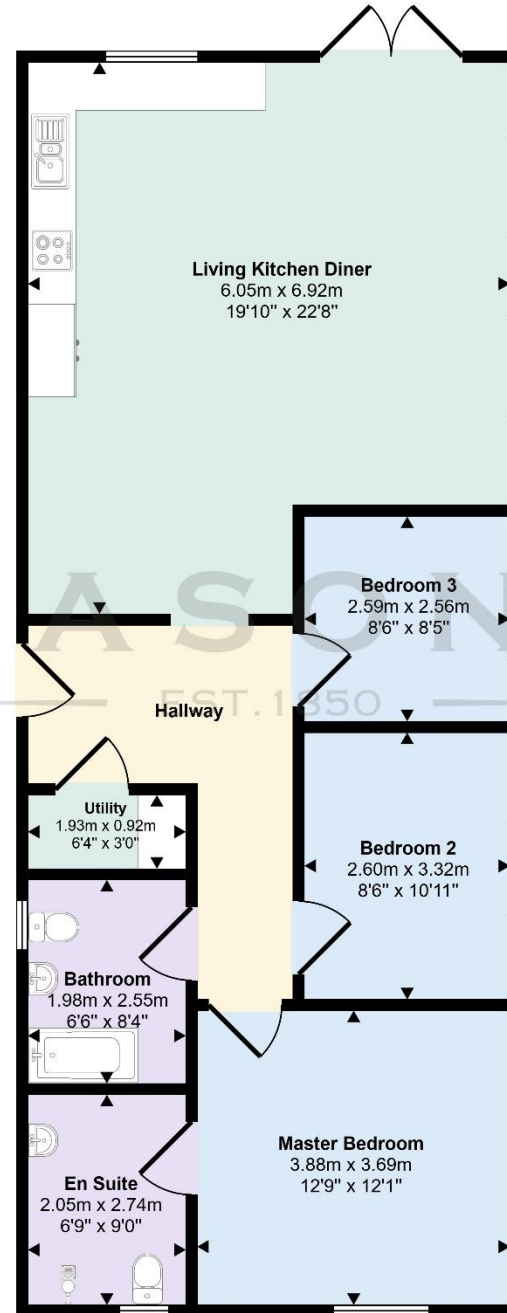
Strictly by prior appointment through the selling agent.

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.



MASONS
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Floorplan

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Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

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