



## **51 Kenwick Park Woods, Louth LN11 8NP**

- Spacious Log Cabin located in a popular woodland setting
- 3 bedrooms one with en-suite
- Open plan Kitchen/Lounge/Diner
- Turn Key opportunity with furniture
- Perfect investment opportunity as holiday let or second home
- Located close to leisure resort and 18 hole golf course
- Only a mile to the popular market town of Louth
- A range of built in appliances
- Vaulted ceilings creating a light and airy space



**M A S O N S**  
EST. 1850

# 51 Kenwick Park Woods, Louth LN11 8NP

Located in the peaceful and tranquil setting of Kenwick park woods is this well presented 3 bedroom log cabin situated on a quiet and sunny plot. A fabulous turn-key property available fully furnished and ready to go for holiday let use. On the outskirts of the site with no overlooking properties to the rear this light and airy cabin represents an excellent investment opportunity for the lucrative holiday let market or simply as the perfect second home enabling you to get away from the hustle and bustle of everyday life.

Perfectly situated to take advantage of the Kenwick Park estate facilities, the proximity to Louth market town and coastal resorts this is an opportunity not to be missed. The Lodge cabin benefits from well-proportioned rooms, parking for three cars and a south facing veranda.

## Directions

Travel out of Louth on Kenwick Road, at the by-pass turn right then left into Kenwick Park Hotel complex. Bear right at the fork and travel for about 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 second right following signs for number 51. Number 51 can be found up the hill a distance on the left hand side.



## 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 on a private and sunny spot.



## **Entrance Hall**

Accessed via a part-glazed timber entrance door leading into the spacious entrance hall and having part-timber flooring and part-carpeted flooring. Access to main principle rooms, vaulted ceilings with door leading into the:

## **Utility Room**

A good-sized storage cupboard housing the pressurised hot water cylinder and fitted with a range of shelving, having space and plumbing for a washing machine and also housing the electric consumer unit.



## **Kitchen/Lounge/Diner**

A good-sized room fitted with a range of wall and base units and finished in a gloss white finish with chrome handles, inset one and a half bowl stainless steel sink with mono mixer tap and having granite-effect, roll top laminated surfaces with attractive tiling to splashbacks. Integrated single electric CDA oven and electric hob over with

extractor above, built-in dishwasher, space for fridge/freezer and attractive tile-effect vinyl floor covering to kitchen area. The remainder of the room has attractive wooden flooring to the main lounge/diner area with vaulted ceilings, large patio doors leading onto the rear decking and large windows to all aspects.



## **Master Bedroom**

A large double bedroom having vaulted ceilings with window to the rear, space for wardrobes, carpeted flooring, door leading into:



### Bedroom 2

A good size double bedroom with window to the side, vaulted ceiling and carpeted flooring.



### Bedroom 3

A further double bedroom with window overlooking the side, vaulted ceiling and carpeted flooring.



### Family Bathroom

A well-proportioned bathroom with three-piece suite consisting of low-level WC, wash hand basin, bath with shower attachment and shower screen, tiling over bath in a neutral white colour with neutral decoration to walls. Frosted

glass window to the front, laminated floor coverings, inset spotlights to ceiling with extractor fan and electrically heated towel rail.



## Outside

Located to the side of the development, there are no overlooking properties to the rear and the excellent orientation takes full advantage of the south and west facing decking. To the side of the property, parking is provided for up to three vehicles.

Steps lead up to the large decking area with solid timber decking and banister running the entire perimeter of the veranda where outside light is provided and where the main front door into the cabin is situated, together with electric meter and outside tap. The decking

continues around to the rear of the cabin where the overhanging roof provides a wide seating area for al fresco dining, together with outside lighting, large sliding patio doors leading back into the kitchen/diner and steps down onto the rear open area.

## Tenure

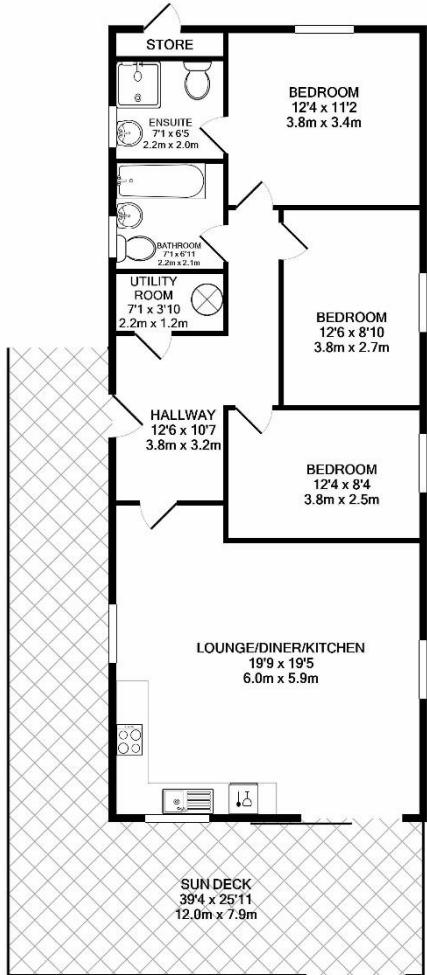
It is understood the property is freehold subject to solicitor confirmation. There is a quarterly service charge of around £250.

## Viewing

Strictly by 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 water, electricity and drainage and heating is provided by electric storage heaters. No utility searches have been carried out to confirm at this stage.



**TOTAL APPROX FLOOR AREA 980 SQ.FT (89.2 SQ.M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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