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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Founders Way
Kenwick Park
Louth
LN11 8NR**

£119,500

This 2 bedroomed Norwegian style detached lodge is found nestled in this tranquil woodland setting with views over Kenwick golf course to the front. Owned since inception, the owners have used the lodge as their permanent residence and have enjoyed 12 month occupancy. The lodge itself is double glazed with electric heating and offers a side veranda which leads to the entrance hall with walk in storage cupboard, a large open plan living space has a sitting area, dining table area and kitchen, with access onto the front veranda, with fabulous views and a great entertaining space. Two double bedrooms and bathroom. Two parking spaces to the rear. The lodge would make a great home/second home or holiday rental investment, with excellent sporting and leisure facilities nearby, as well the Lincolnshire coast being only twenty minutes drive away.

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Location

Located close to the historic 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 hotel, spa and leisure facilities and a stunning 18 hole golf course (with its own club house and restaurant) and of course Kenwick Woods, the lodge complex. Nestled in the Woodland next to the golf course No 2 is position to the front of the lodge development.

Louth is a bustling market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Louth has good sporting and leisure facilities with a 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, including a lovely short walk from No 2 into the pretty village of Little Cawthorpe with its well regarded public house and restaurant, affectionately known as The Splash.

Entrance Hall

The side veranda provides access to front entrance door. The hall has a large walk-in cupboard/pantry which houses the hot water cylinder and timber double glazed window unit.

Open Plan Living

19' 4" x 15' 9" (5.9m x 4.8m) max

A huge open plan living space which is arranged into 3 areas, a living room area having timer double glazed patio doors leading out to the outside veranda, ideal for entertaining.

A dining area and a kitchen area. The kitchen is dated but functional with a range fitted range of wall and vase units with built in oven, hob with extractor fan over, a single drainer sink unit and plumbing for a washing machine. The room also has three further timber framed double glazed windows.

Bedroom 1

10' 6" x 9' 10" (3.2m x 3m)

A double with hanging space, electric heater and timber double glazed window.

Bedroom 2

9' 10" x 8' 6" (3m x 2.6m)

Another double again with hanging space, electric heater and timer double glazed window.

Bathroom

Having a modern white three piece suite comprising shower cubicle, vanity hand basin with cupboards under and w.c. Electric heater and timber double glazed window unit.

Outside

Two car parking spaces to the rear, together with a store unit. A veranda wraps the property from one side to the front. The front providing a great entertaining space for Al Fresco living and dining with lovely views.

Tenure

We are advised the property is Freehold, subject to a service charge. The service charge is for maintenance of the estate including roadways. We are advised this charge is £268, payable every three months.

Services

Electricity, water and drainage are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

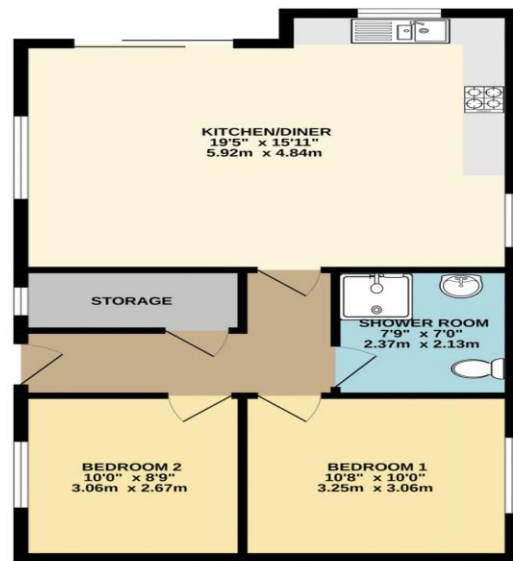
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and all other items are approximate and no responsibility is taken for any errors or omissions in the information. The plan is for information purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the given period.
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