



Kenwood

Raithby-cum-Maltby

M A S O N S
— SINCE 1850 —

Kenwood

Raithby-cum-Maltby, Louth
Lincolnshire LN11 8QH



Detached country bungalow

Wolds location close to Louth

Views over surrounding countryside

Mature gardens to front and rear

Plot around quarter of an acre (STS)

Master bedroom with ensuite bathroom

Second double bedroom and shower room

Sitting Room and dining room

Snug or dressing room with garden room off

Bright modern breakfast-kitchen

Spacious utility room and walk-in boiler room

Larger than average attached single garage

Oil central heating and DG windows

For Sale with NO CHAIN

An attractive and surprisingly spacious individual, detached country bungalow, positioned on the rural outskirts of Louth in the Lincolnshire Wolds, with fine views.

Entrance hall, two reception rooms, kitchen, utility room, master bedroom with en suite bathroom and dressing room/sitting room having garden room off; further double bedroom and shower room. Oil central heating system, uPVC double glazing and attractive, mature gardens to front and rear (plot approximately ¼ acre, STS).

Long sweeping driveway with ample parking, together with a larger than average attached garage. Potting shed and greenhouse.

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The Property

This well presented, detached country bungalow has white colour-washed, rendered walls under a principal pitched timber roof covered in clay pantiles, with flat roofs over the rear wing. There is also a double-glazed garden room with insulated roof and enjoying views across the main garden at the rear. The property has versatile and well-presented accommodation which is especially light and airy, with living area to the left side comprising two reception rooms, a modern kitchen and utility room with large walk-in boiler room adjacent, while on the right side, there are two double bedrooms of generous proportions, the master having a good size en suite bathroom. There is also a family shower room and a versatile room in the centre of the bungalow at the rear, which can be an ensuite dressing room to bedroom 1 or a sitting room/snug with double-glazed garden room beyond. Heating is by an oil-fired central heating system and the windows are uPVC double glazed with complementary fascias.



The property stands on a plot of approximately quarter of an acre (STS) with a deep, well-stocked front garden and driveway leading to a turning space with ample room to park a number of cars, whilst also giving access to a larger than average attached single garage. The front and rear gardens are a delightful feature of this property, with a solid-built garden store and greenhouse close to the rear boundary.

Kenwood is one of just a small group of properties in a country location, enjoying some fine views over the surrounding Wolds countryside, yet conveniently located just a short drive from Louth market town (just 1.5 miles from the town centre).

NB. A certificate of structural adequacy can be emailed on request for remedial works to part of the property following an insurance claim.



The Accommodation

The main entrance is at the front of the property where a composite, part-glazed (double-glazed) door leads into an L-shaped **entrance hall** with a radiator, LED downlighters, central heating thermostat and coved ceiling with trap access to the roof void.

A glazed door leads into the dining room, which connects immediately via glazed double doors with the sitting room at the front of the property.





The **dining room** has a side window presenting a lovely open view and there is a recessed double airing cupboard containing a foam-lagged hot water cylinder with immersion heater, together with a metal-cased consumer unit and digital wall programmer.

This room has a radiator, coved ceiling, smoke alarm and ceiling light point. A shaped archway has a step down into the kitchen and there is a pair of glazed doors to the sitting room.



The **sitting room** is an attractive room with a walk-in front single-glazed bay window having roller blinds, a coved ceiling with light point and a composite marble fireplace and hearth set into a hardwood pillared surround and having a fitted LPG coal-effect fire.





The **breakfast-kitchen** is a bright room fitted with a range of modern cream-coloured, high-gloss units having metal handles, and to include base cupboards, pull-out spice and general racks, drawer units, textured work surfaces and a split-level breakfast bar, ceramic-tiled splash-backs and a range of wall cupboard units to include corner shelves.

There is an integrated, faced fridge/freezer, a Neff electric double oven incorporating grill, an induction hob and canopy with inset cooker hood over. The single drainer stainless steel sink unit has a lever mixer tap and there is a plumbed in Beko slimline dishwasher.

A window on the side elevation presents lovely field views and is fitted with a roller blind, while to the opposite side, there is a high-level window. There are eight spotlights to two ceiling fittings, a radiator and pine, part-glazed door leading to the utility room.





The **spacious utility room** is another light and airy room with base double cupboard unit, having drawer, single drainer stainless steel sink unit with lever taps and roll-edge work surface with tiled splashbacks. Included in the sale is the Beko washing machine and Hotpoint Aquarius tumble dryer.



The side window enjoys an open view and has a roller blind with a further window to the rear, together with a part-glazed (double-glazed) composite door to outside. There are tall and wall-mounted larder cupboards, a double radiator, strip light and ample space for a freezer.

Adjacent, is a larger than average, **walk-in boiler room/store** with a high-level side window, wall shelving, electric light and coat hooks to wall plaque. The boiler is a Boulter Buderus oil-fired central heating boiler.



Centrally positioned in the property is a **shower room** with a light-coloured suite comprising a corner splash-boarded and glazed shower cubicle with a thermostatic Aqualisa mixer unit, handset and curved, glazed door, together with extractor to the ceiling. The suite comprises a low-level WC and pedestal wash hand basin with mirror over. The walls are ceramic tiled and there is a rear window with roller blind, a radiator and towel rail, together with ceiling light point.



From the side hall there is a **snug which currently doubles as a dressing room** for the master bedroom, with a large, mirror-fronted double wardrobe, a radiator and a rear sliding, double-glazed patio door and side panel with step down into the **garden room**.



This room has a mono-pitched insulated roof for all-year-round use and is uPVC panelled with double-glazed windows and matching double French doors onto the attractive rear garden and patio. There are roller blinds to all three sides and dado panelling to the inner wall.





The **master bedroom** is an attractive and spacious room with a range of built-in furniture finished in cream with moulded doors and comprising three double wardrobes and a wide dressing table with centre drawer and three drawers to each side; there is a wall-mounted TV over.



The ceiling is coved and there is a walk-in, square bay, double-glazed window with square lead-effect glazing. The room has a double radiator, a ceiling light point and wall light point over the bed space.

A door leads into the spacious **ensuite bathroom** which has a light-coloured suite. There is a low-level WC, a pedestal wash hand basin and an oval-shaped bath set into a wide, ceramic-tiled and panelled surround with shower fittings to the mixer tap and a wall rail, together with extractor to the ceiling over.



There is a mirror over the wash basin, a mirror-fronted cabinet, a glass shelf, radiator, ceramic tiling to the walls and an electric fan heater.

An internal window to the garden room beyond has a roller blind and there is a four-panel door to a **walk-in airing cupboard** with linen shelves, electric wall heater and light.





Bedroom 2 is a further good-sized double bedroom with a walk-in, square bay window with square lead-effect glazing and coving to the ceiling. This room has a radiator and ceiling light point.

Outside



Kenwood stands well, in a plot of around quarter of an acre (STS) and set back behind a good size mature garden with a driveway leading in, and continuing along the front of the bungalow with space to turn and park several vehicles if required.

The driveway also gives access to the larger than average, attached single garage which has abundant space for storage, freezer and other appliances and scope to make a workshop area in addition to housing a car. Access at the front is by a wide remote controlled motorised up and over door, while to the rear there is a double-glazed window and part glazed door into the garden. The garage has power points and track lighting.



The front garden is a good size and enclosed on 3 sides by natural hedges with a small section of fencing, and a vehicular entrance onto the driveway.

There are many established shrubs, bedding plants and a variety of mature trees forming a screen for privacy. A seating area faces the attractive front elevation, and provides a cool sheltered space to relax in hot weather.



On the left side a screen fence has an inset gate into a side garden area with hedge, a long flower bed and pathways with fencing and hedge to the side boundary. Also here there is an outside tap and external electricity meter cabinet.

The rear garden is also spacious overall, yet separated into two areas with a walk through arch clad in variegated climbing plants between the two.

The rear door of the utility room opens out to a timber pergola and flagstone patio with flower bed and shrubberies. climbing plants and enclosed by fencing together with natural hedges.





Beyond the patio is a the solid built garden **potting shed/garden store** with rendered block walls, single glazed window and a roof recently re-covered with profile sheeting. This building extends at the rear to form a **greenhouse** with another pathway along the rear hedge into the second garden area.

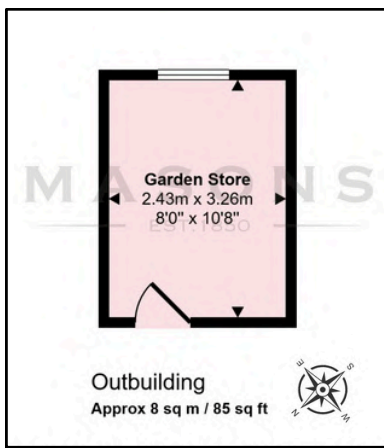
This part of the garden extends out from the garden room with large, flagstone paved, split level patios interspersed with shrubbery beds, a gravel bed for pot plants and tubs, outside seating areas, rose border and ornamental trees.

Fencing and hedges once again maintain seclusion and privacy.

The rear garden is well orientated to enjoy the sun throughout the day.







Garage
Approx 27 sq m / 289 sq ft



Floorplan
Approx 135 sq m / 1456 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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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, 26 miles away, and Grimsby, just 16 miles to the north.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	42 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity and water while drainage is to a private system but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///unstated.headliner.decisions

Directions

From St. James' Church, travel south on Ugate and carry straight on at the traffic lights. Proceed out of town and up onto the Wolds, where Kenwood is the last bungalow on the right side before reaching the roundabout.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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