



# CHOICE PROPERTIES

*Estate Agents*

10 Cawkwell Close,  
Sutton-On-Sea, LN12 2UT

Reduced To £275,000



We offer for sale this modern detached three bedroom house situated in a pleasant residential position within the coastal village of Sandilands. The property with its good sized gardens is within easy reach of the Beach & Sutton on Sea High Street.

The property has the benefit of Gas fired central heating and UPVC double glazed windows and doors. Internally the well laid out internal accommodation consists of:

### **Side entrance door to:**

#### **Hallway**

15'9" x 3'2"

Radiator. Thermostat control for the central heating system. Under stairs storage area. Staircase to the first floor landing.

#### **WC**

4'11" x 3'

With w.c. and pedestal wash hand basin. Radiator. Extractor fan. Electric consumer unit.

#### **Lounge**

10'2" x 14'10"

Radiator. Patio doors to outside.

#### **Dining Room**

7'11" x 9'7"

Radiator.

#### **Kitchen**

7'7" x 9'7"

Modern recently fitted kitchen which comprises of wall and base units with the work surfaces over. Sink unit and drainer with mixer tap. Space for range oven with stainless steel backsplash and extractor fan. Plumbing for dishwasher. Part tiled walls. Radiator. Gas combination boiler which supplies the central heating and hot water.

#### **Utility Area**

7'7" x 5'9"

Fitted work surface. Double power point. Plumbing for automatic washing machine. UPVC door to outside.

#### **Landing**

Built in storage cupboard. Radiator. Loft access. Doors to:

#### **Bedroom 1**

8'4" x 12'8"

Radiator. Built in cupboard. Fitted wardrobes. Door to:

#### **En-suite Shower Room**

5'1" x 4'9"

Shower enclosure with mixer shower, pedestal wash hand basin and w.c. Fully tiled walls. Electric shaver point with light. Radiator.

#### **Bedroom 2**

10'2" x 8'4"

Fitted wardrobes and cupboards. Radiator.

#### **Bedroom 3**

10'2" x 6'2"

Fitted wardrobes and cupboards. Radiator.

#### **Bathroom**

6'9" x 4'11" extending to 5'6"

Panelled bath with mixer shower and screen over, wash hand basin and w.c.. Fully tiled walls. Towel radiator. Extractor fan.

## **Driveway**

Gravelled driveway.

## **Gardens**

The property is situated on a good sized plot at the end of the cul-de-sac. To the front is the gravelled driveway which also extends to the right of the property. Gated access leads to the beautifully maintained side and rear gardens which are divided into separate sections. Directly to the rear of the property is a timber decking area with pergola over. This steps down onto a further area that has been gravelled and paved for ease of maintenance. This area then steps up to a large raised decking area. The sizeable decking area extends to the well maintained lawned garden edged with mature plants and shrubs. There is a further enclosed area to the rear of the property that has been gravelled for ease of maintenance. Within the garden is a UPVC clad store/workshop with a covered walkway area to the side. The workshop measures approximately 25' x 7' and has double opening 'French' doors.

## **Tenure**

Freehold

## **Council Tax**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

## **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

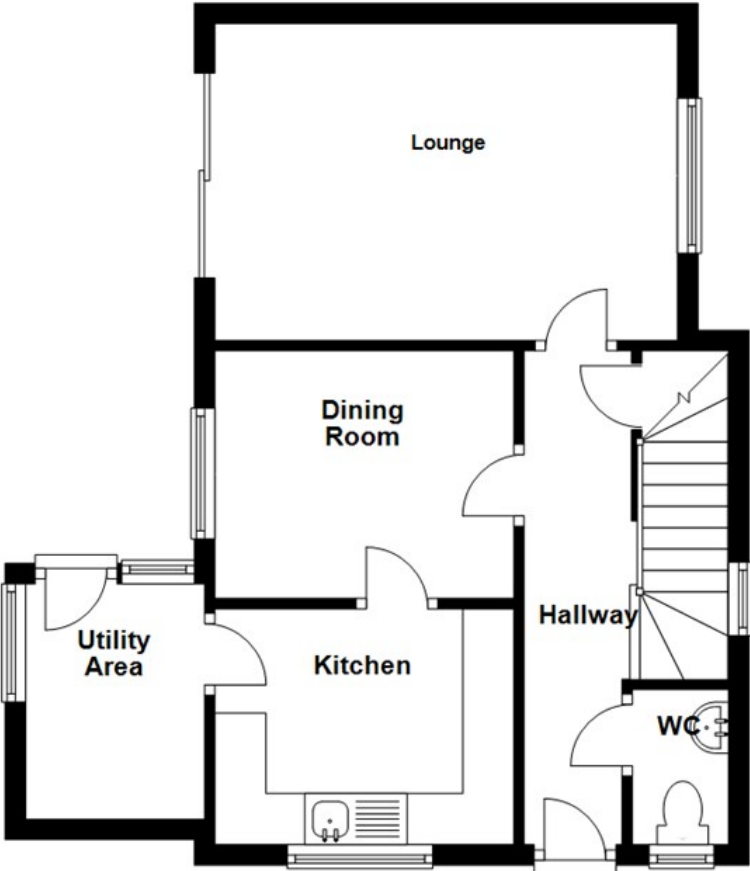
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

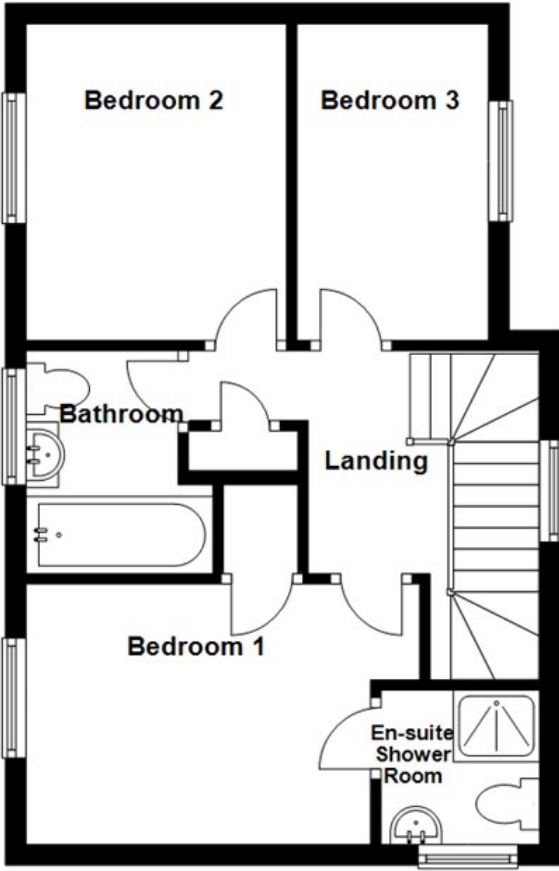




**Ground Floor**



**First Floor**



# Directions

From our office head right along the High Street and turn left at the mini roundabout, continue along in the direction of Sandilands. Take your first left, after the turning for the beach (Sea Lane), into Bluestone Way and then take your first right into Cawkwell Close. Number 10 can be in the right hand corner of the cul-de-sac.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

