



# CHOICE PROPERTIES

*Estate Agents*

Claymore House, 5 Cawkwell Close,  
Sutton-On-Sea, LN12 2UT

Price £315,000



Choice Properties are delighted to bring to the market this well maintained three bedroom detached house situated in a quite residential position in Sutton on Sea, only a short distance to the beach and local amenities. Providing a spacious layout with generously proportioned room sizes, this fantastic property also features open views to the rear. Early viewing is advised to avoid missing out.

With the additional benefit of gas central heating and UPVC double glazing throughout, the well proportioned interior comprises:-

### **Entrance Porch**

3'9" x 5'9"

UPVC front door leading into entrance porch. Dual aspect windows to front and side. Tiled flooring. Opening to:

### **Hallway**

13'1" x 5'5"

Stairs to 1st floor. Telephone Point. Doors to:

### **Reception Room/Dining Room**

22'5" x 11'0"

Light and airy reception room/diner with dual aspect windows to front and side aspects. Double opening 'French' doors to garden. Ample space for a dining table. Tv aerial point. Telephone point. Wall mounted 'Towerstat' thermostat controls.

### **Kitchen**

8'11" x 8'2"

Wall and base units with worktop over. One bowl stainless steel sink with drainer and mixer tap. 4 ring 'Cooke and Lewis' induction hob with extractor hood over. Electric 'Cooke and Lewis' oven. Partly tiled walls.

### **Utility Area**

8'5" x 8'6"

Space for freestanding fridge/freezer. Plumbing for washing machine with worktop over. Space for tumble dryer. Rear door to garden.

### **WC**

3'2" x 4'9"

Wall mounted wash hand basin with single taps. Tiled splashbacks. W.C with cistern lever.

### **Landing**

10'9" x 5'9"

Loft Access. Airing cupboard with shelving (measuring 1'11" x 2'05"). Doors to:

### **Bedroom 1**

12'8" x 10'8"

Spacious double bedroom. Tv aerial point. Telephone point. Door to:

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

5'2" x 5'9"

Three piece suite comprising shower cube with electric 'Triton Ivory II' over. Pedestal wash hand basin with single taps. w.c. Tiled flooring and part tiled walls. Extractor vent. Shaver point.

### **Bedroom 2**

12'10" x 8'6"

Spacious double bedroom. Dual aspect windows to front and rear aspects. TV aerial point.

### **Bedroom 3**

9'4" x 10'8"

Double room. Windows overlook fields to the rear.

## **Bathroom**

5'10" x 7'5"

Three piece suite with panelled bath and single taps. Pedestal wash hand basin with single taps. W.C. Tiled floor and partly tiled walls. Extractor fan.

## **Garage**

17'9" x 8'6"

Triple UPVC window to front aspect. Side window. Power and lighting. Wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

## **Driveway**

Providing off road parking.

## **Garden**

The property is fronted by a garden laid with artificial turf for ease of maintenance. To the rear of the property you will find a privately enclosed garden, laid to lawn with fencing to the boundaries. The rear garden additionally features a large paved patio area, useful sheds for storage and further backs on to open views over the fields.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

## **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 regulations 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.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

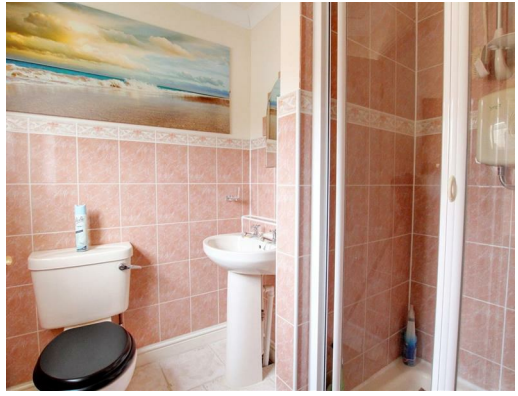
Tel. No. 01507 601 111

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.

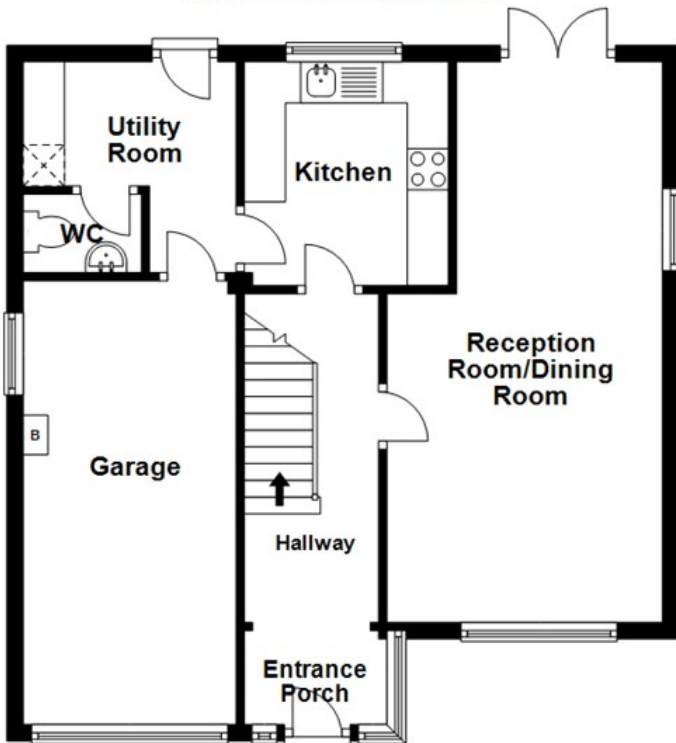
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





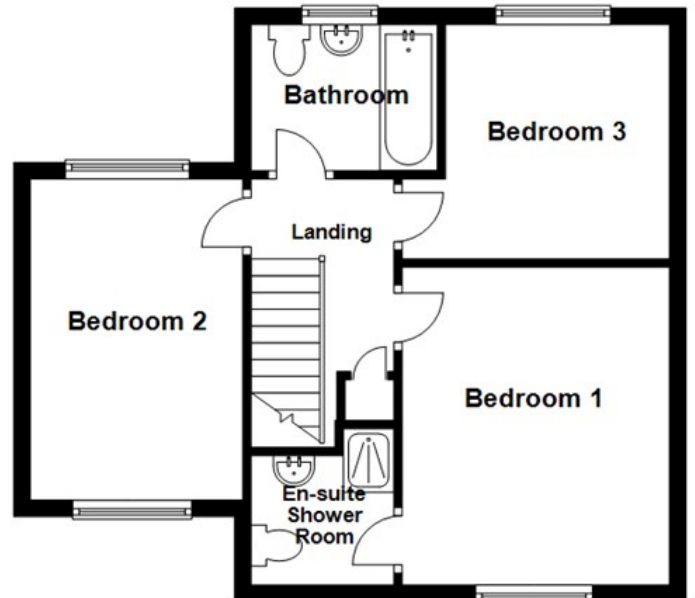
### Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.6 sq. feet)

# Directions

From our Sutton on Sea 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

