



Paddle-Paws Cottage, 2 Church Street, Candlesby, PE23 5RY



3



1



1

Freehold

£299,950



Key Features

- Detached cottage
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Ample off-road parking
- Lawned front garden
- Plot approx. 0.13 acre (STS)
- NO CHAIN
- EPC rating D





A detached cottage set in the sought after village of Candlesby close to the coast and with a bus stop just around the corner with links to Skegness/Horncastle/Lincoln. Beautifully updated by the current owners the property has well presented accommodation comprising: entrance lobby, lounge, fitted kitchen with dining area off, rear hall, utility & cloakroom to ground floor. Landing with study area, three bedrooms and bathroom with separate shower to first floor. Outside the property has ample off-road parking and enclosed gardens. NO CHAIN

ACCOMMODATION

Open porch with part glazed uPVC door through to the:

ENTRANCE LOBBY

With door to the dining kitchen and further door to the:

LOUNGE

4.01m x 3.73m (13'2" x 12'2")

Having french doors to front elevation, radiator, wall light points and fireplace recess with inset electric wood burner effect fire.

DINING KITCHEN

8.04m x 3.99m (26'5" x 13'1")

Forming two areas comprising:

DINING AREA

Having french doors to front elevation, radiator, tiled floor, wall light points and cupboard built into alcove. Opening to the:



 **NEWTON FALLOWELL**





KITCHEN AREA

Having windows to side & rear elevations, tiled floor, part tiled walls and understairs storage cupboard.

Fitted with a range of base & wall units with work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards under. Work surface return with inset induction hob, cupboards under, cooker hood & shelving over. Further work surface with integrated dishwasher & cupboard under, cupboard over. Further work surface return forming breakfast bar to one side with cupboard & drawers under. Range of tall units incorporating two integrated electric ovens, fridge and freezer.

REAR ENTRANCE HALL

Having window to rear elevation, part glazed uPVC door to side elevation, tiled floor and staircase rising to first floor.

UTILITY

4.03m x 1.81m (13'2" x 5'11")

Having window to rear elevation, tiled floor, sink with cupboard under, work surface with cupboards under, space & plumbing for automatic washing machine and tumble dryer.

CLOAKROOM

Having tiled floor and low level WC.



FIRST FLOOR LANDING

Having window to side elevation, access to roof space and study area.

BEDROOM ONE

3.72m x 3.65m (12'2" x 12'0")

Having window to front elevation, radiator and wardrobes built into alcoves with cupboards over.

BEDROOM TWO

4.02m x 3.76m (13'2" x 12'4")

Having window to front elevation and radiator.

BEDROOM THREE

4.06m x 1.82m (13'4" x 6'0")

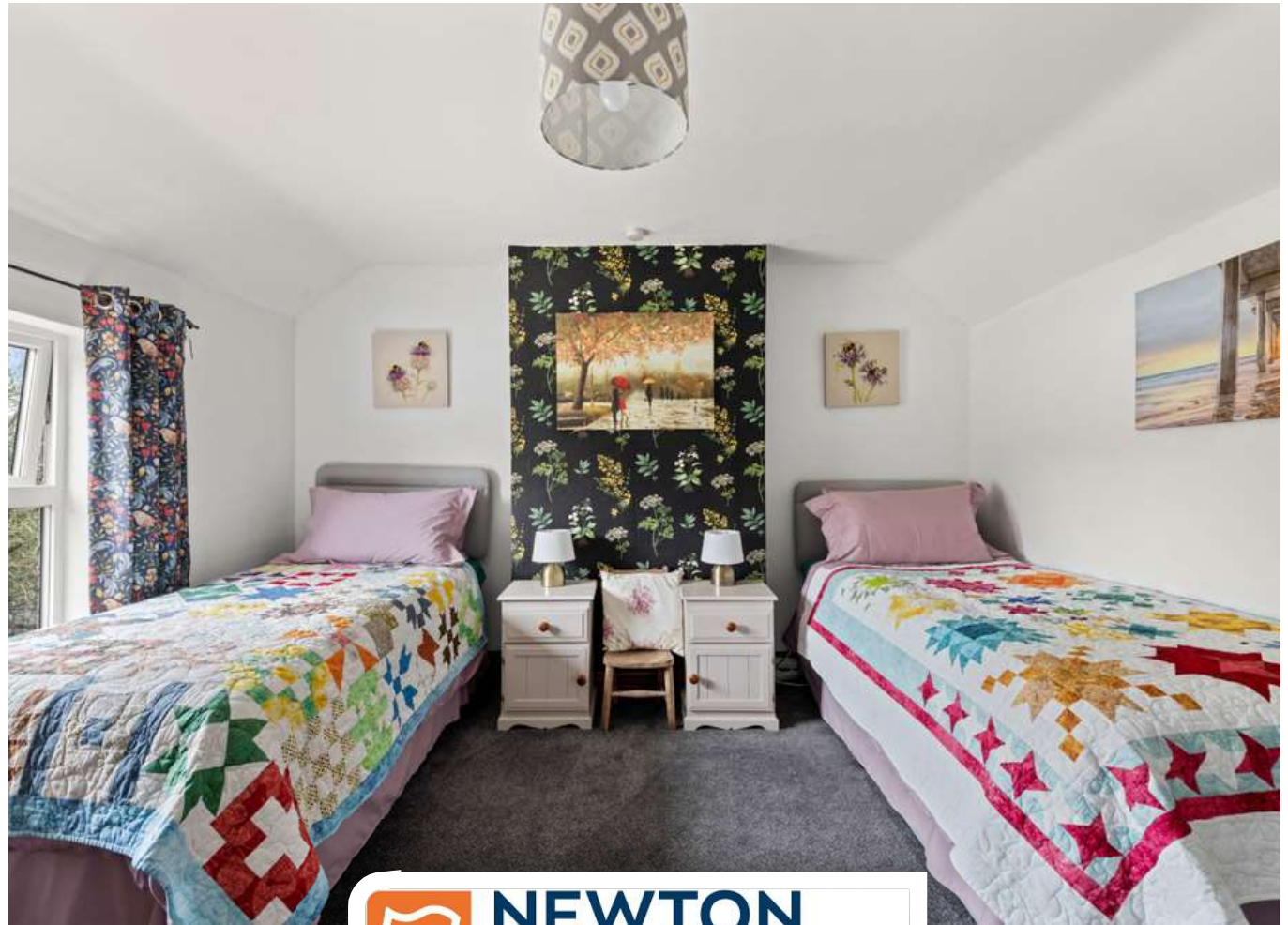
Having window to rear elevation and radiator.

BATHROOM

3.96m x 2.41m (13'0" x 7'11")

Having window to rear elevation, chrome heated towel rail, wood effect flooring, part tiled walls and extractor. Fitted with a white suite comprising: fully tiled shower enclosure with mixer shower fitting, freestanding bath with central mixer tap, close coupled WC and hand basin with cupboard under.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property a block paved area leads to a driveway which provides ample off-road parking.

Also to the front of the property there is a large enclosed lawned garden with borders and a garden shed. A paved footpath leads to a paved patio which gives access to the front entrance door. A paved footpath extends down the right hand side of the property which leads to the:

REAR GARDEN

Being enclosed and having a raised gravelled bed and concreted for ease of maintenance.

THE PLOT

The property occupies a plot of approximately 0.13 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

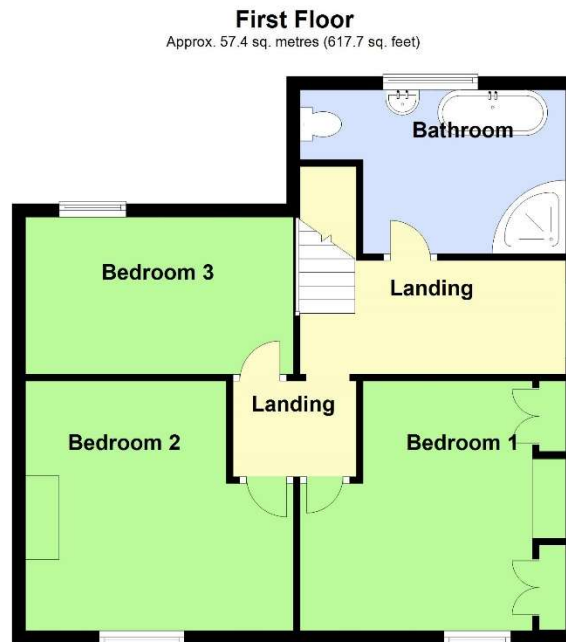
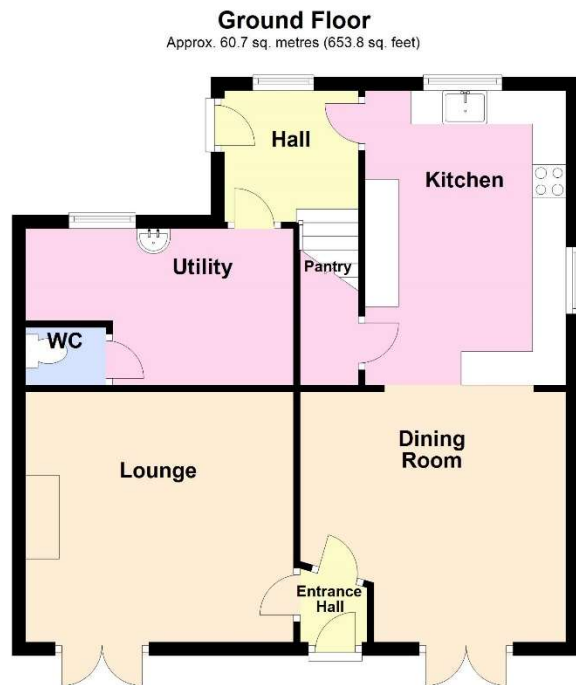




 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 118.1 sq. metres (1271.5 sq. feet)

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk