



11 Lime Kiln Lane, Clevedon, BS21 6BX  
**£299,950**

Steven  
*Smith*





Ideal as a first time purchase or for those looking to downsize from a larger property, this pretty cottage is certain to appeal. Sitting in a quiet backwater conveniently close to Clevedon Town Centre, the pleasing approach and entrance leads to deceptively spacious accommodation arranged over two floors. Beginning with a light and airy open plan living/dining area, this generous space provides ample room for relaxing around the fireside and dining with family and friends. The kitchen has been beautifully fitted to compliment the character of the property with wooden units and ample storage and working space. To the first floor, there are two double size bedrooms and a delightful contemporary bathroom. Throughout, there is a cosy and welcoming feel enhanced by the charming features. Outside, there is a pretty courtyard style garden to the rear. Bound by natural stone walls, it provides the ideal spot to enjoy some summer sun and light gardening! Lime Kiln Lane is ideally situated for taking a short stroll to the shops in the town centre aswell as a host of other amenities including medical centre, library and the historic Curzon Cinema. A truly wonderful home.

## **Accommodation (all measurements approximate)**

### **GROUND FLOOR**

#### **Living/Dining Area 20' 4" x 13' 0" (6.19m x 3.96m)**

Front door opens from Lime Kiln Lane into the open plan living space, with feature hearth and ample space for living accommodation and a dining table. Window to front. Opens to:

#### **Kitchen 13' 0" x 7' 2" (3.96m x 2.18m)**

Beautifully fitted with a range of wall and base units with working surfaces and solid wood doors. With integral electric oven, electric hob with extractor, stainless steel sink with drainer and space for washing machine, fridge and freezer. Window to rear, door to rear garden.

### **FIRST FLOOR**

**Landing.** Stairs lead to first floor landing, with access to first floor accommodation and storage cupboard.

#### **Bedroom 1 12' 2" x 9' 3" (3.71m x 2.82m)**

Spacious double bedroom with built-in wardrobe space and access to loft hatch. Window to front.

#### **Bedroom 2 11' 10" x 7' 5" (3.60m x 2.26m)**

Double bedroom, window to rear.

### **Bathroom**

Fitted with a white suite comprising sink with vanity unit and tiled splashback, bath with mains shower over and toilet. Partially tiled walls, tiled floors, obscure window to rear. Heated towel rail.

### **OUTSIDE**

To the front of the property is a block paved parking area with path to rear garden.

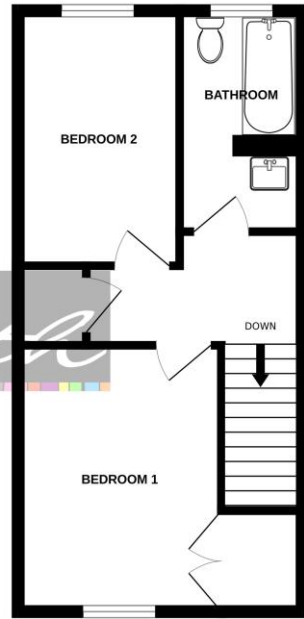
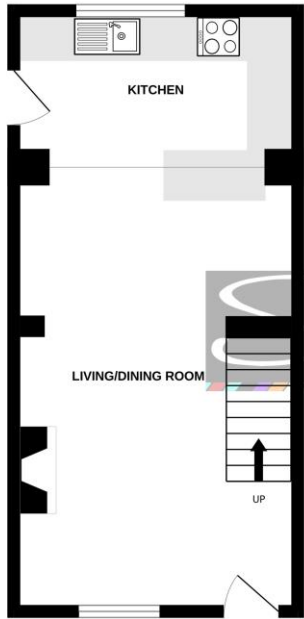
### **Rear Garden**

Is laid to patio with stone wall at the rear. There is also a storage shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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 Semi Detached House

 Freehold

 2

 Garden

 1

 C

 1

**EPC**

 Gas Central Heating

 Parking







#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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