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Grace Way, Gunby Road, Orby, PE24 5HT



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O.I.R.O £365,000

When it comes to
property it must be


lovelle

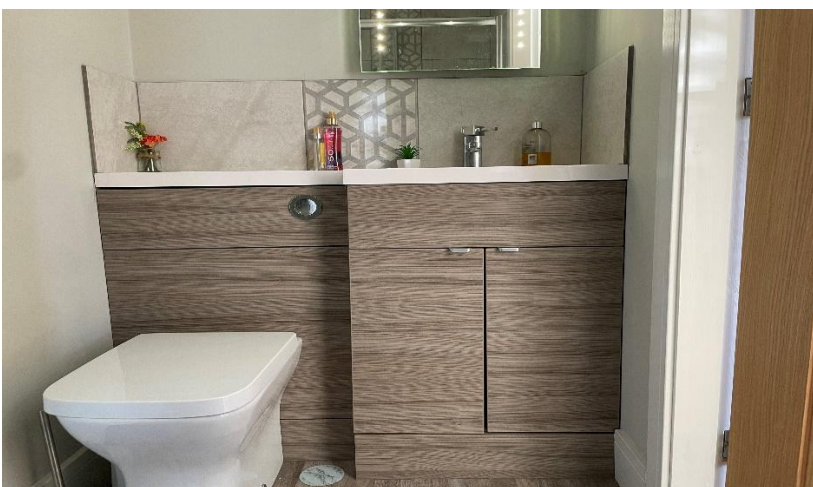


O.I.R.O £365,000

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Key Features

- Detached Three Double Bedroom Dormer Bungalow
- Open Aspect over Paddocks and Fields
- Fabulous, Large Kitchen-Diner Open-plan to Vaulted Ceiling Living Room
- Utility Room and Downstairs Shower Room
- Master Bedroom with Dressing Room & En Suite Bathroom
- Second Double Bedroom and En Suite
- EPC rating C
- Tenure: Freehold





OPEN FIELD AND PADDOCK VIEWS TO THE REAR ASPECT! Architect designed self build, beautifully designed and lovingly finished by the owners to offer versatile accommodation, signed off in 2021. Sold with NO ONWARD CHAIN, this dormer style home has an extra wide front entrance door giving a warm welcome to a large open porch with the stairs off to the first floor and open plan to the snug which in the agent's opinion could be used for various uses including an office, hobby room/ playroom. The addition of an internal stud wall could also create another completely separate room if required or fourth bedroom with an en-suite shower room as there is a beautifully equipped shower room off the snug with extra touches including a motion activated lit mirror and fashionable tiling. Off the snug is a generous double bedroom and French doors that open to the amazing kitchen-diner which really has the wow factor! Fitted with shaker style units and a beautiful large central island with Quartz work surface and integrated appliances. This lovely room is further enhanced with French doors that open to the rear garden and various style of lighting including spotlights and feature lighting over the dining area and island. Off the kitchen is a door to the utility room but one of the most impressive parts of the property is the open plan living room from the kitchen-diner that has an amazing vaulted ceiling, remote controlled Velux windows to flood the space with more natural light as well as bi-folding doors that help to connect the outside in, ideal for entertaining and enjoying the garden. Natural light floods the staircase due to a remote controlled, large Velux window and upstairs there is a fantastic master suite comprising a good size double bedroom with fitted wardrobes, dressing room with more fitted wardrobes and furniture including hanging, shelving, drawers and trouser hanging and large, luxurious en-suite bathroom with roll top bath, separate, spacious shower enclosure, wc and useful wash hand basin with vanity drawer storage beneath plus motion activated lit mirror and feature radiator with integral towel rail. The second bedroom to the first floor is also a good size double with extra natural light from a Velux window as well as the dormer window plus well equipped en-suite shower room including ladder style radiator. The property benefits downstairs from underfloor heating and upstairs is heated via radiators. Outside the property has a driveway with room to park three cars leading to the integral single garage, light grey porcelain path leads to the front door plus an enclosed rear garden with large patio seating area, lawn edged with grey/blue gravel and vegetable patches. This wonderful home has been thoughtfully designed to maximise natural light and in the agent's opinion flexible accommodation that could suit many households and lifestyles. The layout offers many options and to be used in many different ways suiting families, couples and families requiring multi-generational living and because there is a downstairs shower room and large, ground floor double bedroom it could suit someone with mobility issues.

The property is located in the small village of Orby, away from the busy towns but not cut off: the village has a pub and is only a few miles from the large well served village of Burgh Le Marsh and the Market Town of Spilsby just 6 miles away. Orby is located only a few miles from the edge of the Lincolnshire Wolds (Area of Outstanding Natural Beauty) offering magnificent views across the hilly countryside and places to walk and enjoy nature. In addition to being close to the Wolds the property is also only 8 miles from the coast with the bustling seaside town of Skegness with its large array of attractions and amenities and offering miles of golden sandy beach plus the Gibraltar Point Nature Reserve!

Porch

Entered via bespoke wooden, wider than standard sealed unit double glazed front door, with oak veneered flooring, stairs to the first floor, open to;

Snug

2.76m x 5.03m (9'1" x 16'6")

With UPVC window to the front aspect, spotlights, oak veneered flooring, versatile space currently used as a second sitting room/snug but could be used as a study or even if required made into another bedroom with

the addition of a partition wall. French doors lead from the snug to the kitchen-diner and door opens to the bedroom and;

Shower Room

1.19m x 2.28m (3'11" x 7'6")

Fitted with shower cubicle, back to wall WC, wash hand basin inset to vanity unit, motion activated lit mirror, spotlights, extractor fan, vinyl flooring.

Bedroom Three

3.17m x 4.08m (10'5" x 13'5")

With UPVC window to the front aspect, oak veneered flooring, spotlights.

Kitchen-Diner

4.05m x 8.31m (13'4" x 27'4")

Accessed via French doors from the snug, with veneered flooring, spotlights, feature lighting over the dining area and central island of kitchen plus plinth and under unit lighting offering a great degree of control to change the mood of the room. There are UPVC French doors to the rear garden, door to the utility room and the room is open plan to the living room. Kitchen comprises of mussel and dansk matt shaker style base and wall cupboard, drawers, deep pan drawers and larder/pantry cupboards plus corner carousel unit with solid wooden work surfaces, integrated electric double oven, integrated induction five ring hob, modern extractor over, integrated fridge-freezer. The central island unit with cupboards and drawers, feature open fronted storage, quartz worksurface with inset stainless steel sink and chefs tap over, integrated dishwasher integrated recycling bins and plinth lighting, open plan to;

Living Room

4.09m x 4.25m (13'5" x 13'11")

With triple bi-folding doors opening to rear garden and wonderful patio area, UPVC window to the side aspect, oak veneer flooring, two remote controlled Velux windows, beautiful vaulted ceiling.

Utility Room

2.99m x 2.22m (9'10" x 7'4")

With door to garage, composite door to the rear garden, UPVC window to the rear aspect, oak veneered flooring, fitted with base cupboards, with oak worktops over, inset composite deep Frankie sink and swan neck mixer tap, space for washing machine and tumble dryer, spotlights, extractor fan plus a tall large corner unit ideal for storage or airing as it also houses the water tank.

Landing

With spotlights, remote controlled Velux window, doors to;

Master Bedroom

3.17m x 6.64m (10'5" x 21'10")

With UPVC windows to the front and rear aspects, (open paddock and field views to rear), radiator, oak veneer flooring, spotlights, fitted wardrobes, door to;





Dressing Room

2.98m x 2.80m (9'10" x 9'2")

With UPVC window to the rear aspect, oak veneer flooring, radiator, fitted wardrobes with hanging, drawers, shelving and trouser storage, door to;

En-suite Bathroom

3.27m x 2.98m (10'8" x 9'10")

With spotlights, motion activated lit mirror, vinyl flooring, tiling to walls, UPVC window to the front aspect, roll top bath with ball and claw feet, mixer tap/shower attachment, back to wall WC, wash hand basin inset into vanity with drawers for storage, shower cubicle, feature radiator with integral towel rail.

Bedroom Two

3.66m x 6.05m (12'0" x 19'10")

With UPVC window to the front aspect, Velux window to the rear aspect, oak veneer flooring, radiator, fitted wardrobes, spotlights, loft access, door to;

En-suite Shower Room

1.98m x 2.59m (6'6" x 8'6")

Velux window, back to wall WC, wash hand basin inset to vanity, shower cubicle, ladder style radiator, vinyl flooring, spotlights, extractor fan.

Garage

5.26m x 3.07m (17'4" x 10'1")

With Viessman boiler, electric roller door to the driveway, power and light, door to the utility.

Outside

With attractive dwarf walling to the front and gravelled driveway with room to park three cars leading to the garage. The front garden is laid to lawn and there is a light grey paved footpath to the front door. The rear garden is enclosed by fencing with vegetable patches, lawn edged with grey/blue gravel and large patio seating area off the bi-fold doors.

Services

The property has mains, water, sewerage and electricity and LPG central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of

services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Orby is a quiet village and civil parish in the East Lindsey district of Lincolnshire, with a lovely village pub and is situated between the Wolds and the beach in the coastal town of Skegness less than five miles away.

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the by-pass. Turn right where signposted to Orby onto Orby Road which proceeds into Burgh Road. At the end of the road turn left onto Gunby Road and the house can be found on the right hand side marked by our for sale board.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.



Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

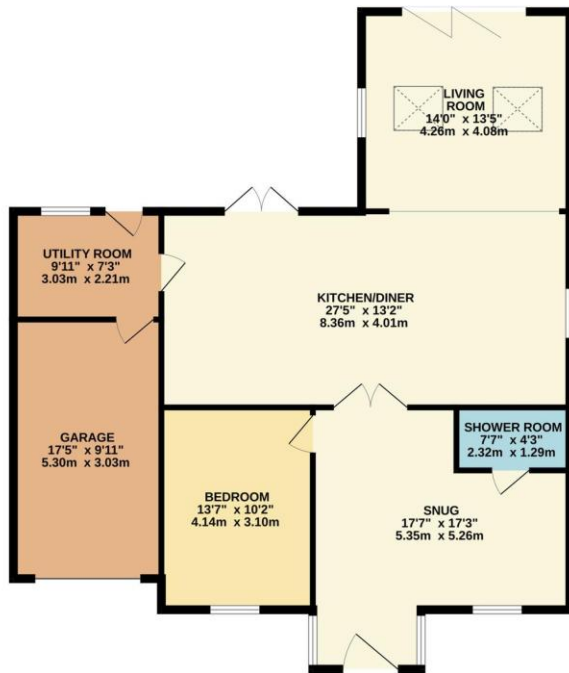
Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

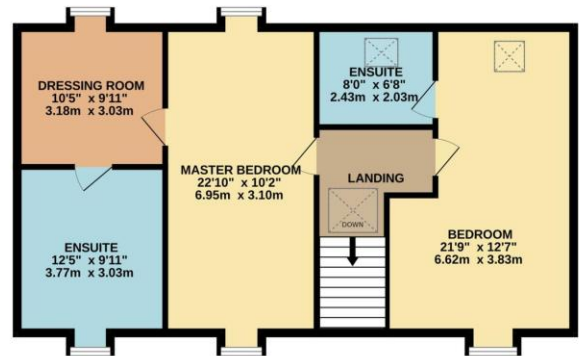


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk