



27 Orby Road, Burgh Le Marsh,
Skegness, Lincs, PE24 5JH



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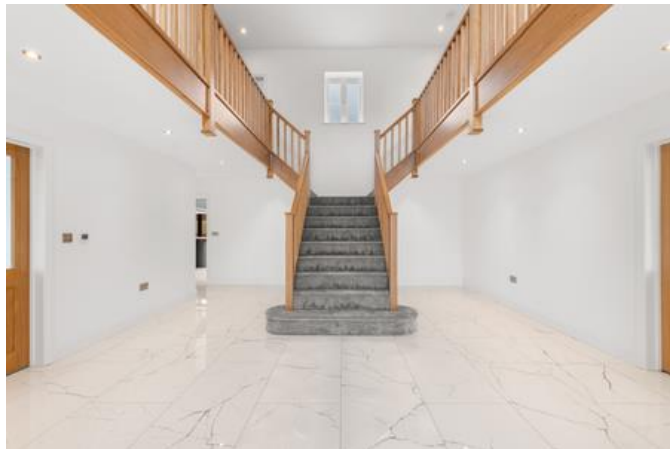
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£995,000



Key Features

- NEW BUILD
- EXECUTIVE 6 BEDROOM RESIDENCE
- FINISHED TO A HIGH STANDARD
- 42' OPEN PLAN KITCHEN & LIVING AREA
- EXTENSIVE DRIVE & DOUBLE GARAGE
- SEPARATE GUEST SUITE
- EPC RATING B
- FREEHOLD





An imposing executive residence finished to the highest of standards by Welton Group situated in the delightful village of Burgh Le Marsh offering superb open plan living, a double Garage and separate Guest accommodation. With Entrance Hall with central oak Staircase to a Galleried Landing, Sitting Room, Open Plan Kitchen and family Room with bespoke Sheraton Kitchen and bi-fold doors to the rear sandstone terrace, Office, Utility Room, W.C, Lounge and Cinema Room. To the first floor are 5 Bedrooms including 2 Suites and a further Guest Bedroom Suite located above the Garage with a separate staircase from the Rear Hall. To the exterior a sweeping block paved drive provides a grand entrance with lawned garden and feature pond. There is a good sized lawned garden to the rear with a large sandstone paved patio. Viewing is highly recommended to appreciate the quality of this well laid out family home. EPC Rating B

ACCOMMODATION

RECEPTION HALL 6.83m reducing to 5.62 x 5.62m (22'5"/17'7" x 18'5")

Being a stunning entrance with oak split level staircase to a galleried landing, central Chandelier (to be fitted), Italian style marble tiled floor with underfloor heating, inset spotlights to ceiling, oak doors leading off.

SITTING ROOM 6.81m reducing to 5.56m x 5.46m (22'4"/18'3" x 17'11")

With walk in bay window to the front elevation, further pvc window to the front elevation, patio doors to the rear garden underfloor heating, downlights to ceiling, T.V point.

KITCHEN & FAMILY ROOM

13.07m x 5.22m (42'11" x 17'1")

With a pair of oak glazed doors from the Hall to this fabulous open plan Room with Italian marble style tile flooring with underfloor heating, 2 sets of bi-fold doors opening onto the patio, and a central feature roof lantern. The bespoke Sheraton kitchen is superbly fitted with an extensive range of base and wall units with soft close doors and drawers, integrated full height Bosch fridge and freezer, a bank of full height units to one wall housing 4 Bosch ovens, corner carousel units, marble worksurfaces with matching splashbacks, inset sink unit with mixer tap over. There is a central island unit with Bosch induction hob with feature canopy above housing an integrated extractor hood and inset spotlights, cupboards and drawers and an attached seating area with contrasting oak butcher block top.

STUDY 4.21m x 2.89m (13'10" x 9'6")

With a pair of oak glazed doors from the Hall, walk in bay window to the front elevation, underfloor heating, inset spotlights to ceiling.

STORAGE CUPBOARD 2.89m x 1.19m (9'6" x 3'11")

Housing the central heating manifold for the underfloor heating.

UTILITY ROOM 2.42m x 2.45m (7'11" x 8'0")

Fitted with a matching range of Sheraton base and wall units with marble worksurfaces and matching upstands, inset sink unit with mixer tap over, space for washing machine, further appliance space, pvc window to the front elevation, Italian marble style flooring.

W.C 1.78m x 1.14m (5'10" x 3'8")

With W.C with concealed cistern set in a range of cupboards with marble style top with round sink unit with corner tap, Italian marble style tiled floor, extractor fan.

LOUNGE & CINEMA ROOM

10.04m x 5.03m (32'11" x 16'6")

With built in media wall with echo reducing panels and T.V point, glass roof lantern, bi-fold patio doors to the rear garden, further patio doors to the side elevation, inset spotlights to ceiling, underfloor heating.





FIRST FLOOR GALLERIED LANDING 5.57m x 5.38m (18'4" x 17'8")

Having a spacious landing with oak handrails and spindles, chandelier to be installed.

MASTER BEDROOM SUITE 5.47m x 3.28m (17'11" x 10'10")

With 2 windows to the front elevation, radiator, T.V point, inset spotlights to ceiling.

DRESSING ROOM 2.22m x 2.31m (7'4" x 7'7")

With window to the rear elevation, radiator, inset spotlights to ceiling.

EN-SUITE SHOWER ROOM 3.06m x 2.21m (10'0" x 7'4")

With a large shower enclosure with glass screen and digital shower, feature tiled wall, hand basin and W.C set in a range of furniture with concealed cistern, opaque pvc window, chrome towel rail, radiator, extractor, inset spotlights to ceiling, wood effect tiled floor.

BEDROOM 2 5.22m x 5.03m (17'1" x 16'6")

With 2 windows to the rear elevation, radiator, T.V point.

EN-SUITE SHOWER ROOM 2.37m x 2.02m (7'10" x 6'7")

With a matt black corner shower enclosure with digital shower, hand basin and W.C set in a range of furniture with concealed cistern, tiled walls and floor, opaque pvc window, matt black towel rail, extractor fan, inset spotlights to ceiling.

BEDROOM 3 4.33m x 2.89m (14'2" x 9'6")

With window to the front elevation, radiator, T.V point.

BEDROOM 4 5.22m x 3.34m (17'1" x 11'0")

With windows to the side and rear elevations, radiator, T.V point.

BEDROOM 5 5.24m x 3.34m (17'2" x 11'0")

With window to the rear elevation, radiator, T.V point.



FAMILY BATHROOM 4.33m x 2.32m (14'2" x 7'7")

Beautifully re-fitted with a freestanding bath with a floor mounted pillar tap over, large shower enclosure with glass screen and digital shower, W.C with concealed cistern, hand basin in a vanity unit, chrome ladder towel rail, radiator, tiled walls and wood effect tiled floor, inset spotlights to ceiling, extractor fan, opaque window to the front elevation.

GUEST BEDROOM SUITE

With staircase from the rear Hall and leading to a galleried landing with inset spotlights to ceiling, radiator, 2 windows to the side elevations, door to the Hall leading to:-

BEDROOM 6.61m x 4.59m (21'8" x 15'1")

With 2 dormer windows to the front elevation and 2 further windows to the side elevation, 3 radiators, 2 large recessed storage cupboards and eaves storage space.

EN-SUITE SHOWER ROOM 3.28m x 1.49m (10'10" x 4'11")

With a large walk in shower enclosure with glass screen and digital shower, W.C with concealed cistern, hand basin in a vanity unit, radiator, matt black towel rail, tiled walls and floor, inset spotlights to ceiling.

OUTSIDE

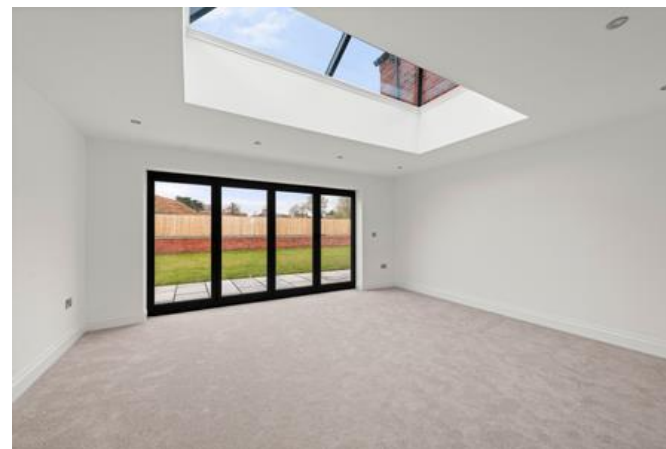
This imposing property is accessed off Orby Road by a sweeping block paved driveway with brick pillars and leading to a large parking area and access to the:-

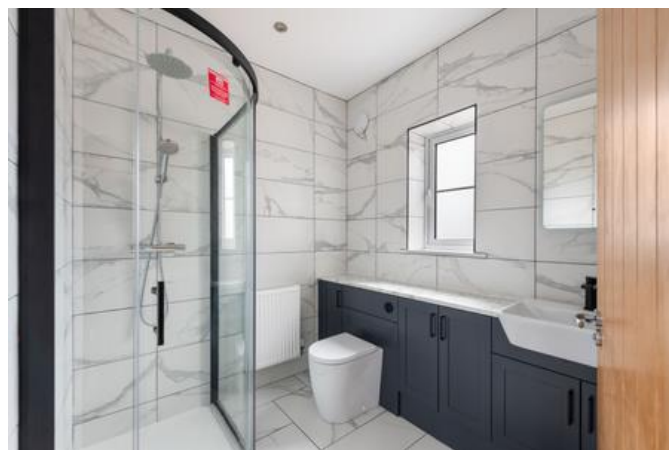
DOUBLE GARAGE 6.61m x 6.34m (21'8" x 20'10")

With electric roller shutter door, light and power, side door, electric consumer unit and plant room to the rear.

The spacious front garden is mainly turfed with a large feature pond.

A gate to the side opens onto the large enclosed rear garden which is mainly laid to lawn with a wrap around sandstone paved patio, exterior light and water tap.





TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected.. The central heating is via twin air sourced heat pumps. The ground floor heating is underfloor with radiators to the first floor.

SOLAR PANELS

Solar panels are installed to the rear roof of the property. A further battery storage system could be installed which we understand would make the property virtually self sufficient in electricity.

WARRANTY CERTIFICATE

The property is being built with the benefit of a 10 year New Build Warranty Certificate issued by Compariqo.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band - To be banded.

AGENTS 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





Ground Floor
Approx. 292.1 sq. metres (3144.5 sq. feet)



First Floor
Approx. 219.7 sq. metres (2365.2 sq. feet)





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

