



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



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£850,000



Key Features

- NEW BUILD
- BEAUTIFUL 5 BEDROOM FAMILY HOME
- FINISHED TO A HIGH STANDARD
- OPEN PLAN KITCHEN & GARDEN ROOM
- GR FLOOR BEDROOM WITH EN-SUITE
- BLOCK PAVED DRIVE & DOUBLE GARAGE
- EPC RATING B
- FREEHOLD





A 5 Bedroom 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 Games Room. With Entrance Hall with oak Staircase to a Galley style Landing, Lounge, Open Plan Kitchen and Garden Room with Sheraton Kitchen and bi-fold doors to the rear terrace, Ground floor Bedroom Suite, Office, Utility Room and W.C. To the first floor are 4 Bedrooms including 3 En-Suites and 2 Dressing Rooms, and a large Games room located above the Garage. To the exterior a large block paved drive provides ample parking. There is a good sized lawned garden to the rear with paved patio. Viewing is highly recommended to appreciate the quality of this well laid out family home. EPC Rating B

ACCOMODATION

ENTRANCE HALL 10.46m x 2.40m (34'4" x 7'11")

With marble effect floor tiled with underfloor heating, inset spotlights to ceiling, oak and glass staircase with open treads to the first floor.

STUDY 6.20m x 6.30m (20'4" x 20'8")

With a walk in bay window to the front elevation and further window to the side elevation, inset spotlights to ceiling, T.V aerial point.

BEDROOM 5 6.20m x 3.38m (20'4" x 11'1")

With walk in bay window to the front elevation, inset spotlights to ceiling, T.V point.

EN-SUITE SHOWER ROOM 3.61m x 2.03m (11'10" x 6'8")

With a large shower enclosure with direct shower and glass screen, feature tiled wall with display niches, W.C with concealed cistern and a hand basin set on a wall hung vanity unit, tiled walls and floor.

W.C 2.50m x 2.03m (8'2" x 6'8")

With a feature tiled wall with W.C with concealed cistern, round hand basin set on a wall hung vanity unit, tiled floor.

LOUNGE 6.20m x 6.20m (20'4" x 20'4")

With 2 windows to the side elevation, bi-fold doors to the rear garden, inset spotlights to ceiling, underfloor heating.

DINING KITCHEN 6.20m x 7.96m (20'4" x 26'1")

Fitted with a premium brand Sheraton Kitchen comprising oak effect carcasses and limestone wood effect doors, quartz worktop, double Belfast style sink unit with brass Quooker boiling tap and bespoke glass splashback behind, 2 Bosch ovens, Bosch microwave, integrated Bosch fridge, freezer and dishwasher. A central island of contrasting indego wood effect cupboards and oak display niches houses a built in wine cooler, Bosch hob with feature canopy above with Neff extractor and inset spotlighting. There are bi-fold doors leading out to the patio and an Italian marble effect tiled floor with underfloor heating leads through to the:-

GARDEN ROOM 5.40m x 3.97m (17'8" x 13'0")

With a further set of bi-fold doors to the patio, feature glass roof lantern, built in media area with oak cladding and cupboards below to match the Kitchen and two full height glazed panels either side.

UTILITY ROOM 3.90m x 2.40m (12'10" x 7'11")

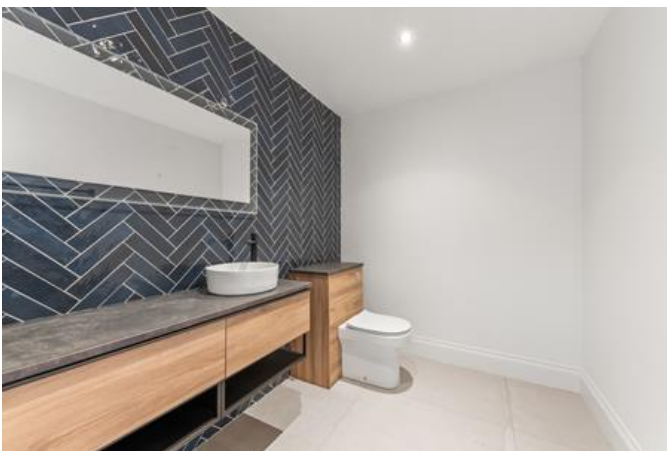
Fitted with a range of base and wall units to match the kitchen with quartz worktops and upstands, sink unit with mixer tap over, door to the rear garden.

FIRST FLOOR GALLEY LANDING 0.00m x 0.00m (0'0" x 0'0")

Being a lovely open and bright space with inset spotlights to ceiling, windows to the front and rear elevations, radiator.

FAMILY BATHROOM 2.85m x 2.50m (9'5" x 8'2")

With walk in shower enclosure with Aqualisa smart shower and glass screen, freestanding bath with pillar style tap, a suite of built in furniture housing the W.C with concealed cistern and circular sink unit, beautifully tiled walls and floor, radiator, ladder towel rail, window to the rear elevation.







MASTER BEDROOM 6.00m x 3.60m (19'8" x 11'10")

With 2 windows to the rear elevation and further window to the side elevation, 2 radiators, inset spotlights to ceiling, T.V aerial point.

EN-SUITE SHOWER ROOM 3.00m x 3.10m (9'10" x 10'2")

With walk in shower with Aqualisa smart shower, freestanding bath with traditional style taps and hand shower attachment, W.C with concealed cistern, twin sinks in a curved vanity cupboard, beautifully tiled walls and floor, radiator, chrome ladder towel rail.

DRESSING ROOM 1.83m x 3.09m (6'0" x 10'1")

With space for wardrobes etc.

BEDROOM 2

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

EN-SUITE SHOWER ROOM

With walk in shower enclosure with Aqualisa shower and glass screen, a suite of built in furniture housing the W.C with concealed cistern and circular sink unit, beautifully tiled walls and floor, radiator, ladder towel rail.

DRESSING ROOM 1.93m x 2.05m (6'4" x 6'8")

With space for wardrobes etc.

BEDROOM 3 5.24m x 3.30m (17'2" x 10'10")

With window to the side elevation, inset spotlights to ceiling, radiator, T.V aerial point.

EN-SUITE SHOWER ROOM 2.30m x 2.50m (7'6" x 8'2")

With walk in shower enclosure with Aqualisa shower and glass screen, W.C, hand basin in a vanity unit, beautifully tiled walls and floor, radiator, ladder towel rail, window to the side elevation.

BEDROOM 4 5.24m x 3.30m (17'2" x 10'10")

With windows to the front and side elevations, inset spotlights to ceiling, radiator, T.V aerial point.



GAMES ROOM 6.00m x 6.41m (19'8" x 21'0")

With dormer windows to the front and rear elevations, inset spotlights to the ceiling, access to roof space.

OUTSIDE

The property is accessed via a block paved driveway with brick pillars and walled frontage and leading to a large parking area and access to the:-

DOUBLE GARAGE 6.00m x 5.80m (19'8" x 19'0")

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

A gate to either side opens onto the good sized enclosed rear garden which is mainly laid to lawn with a paved patio and gravelled borders exterior light.

TENURE

Freehold.

SERVICES

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

WARRANTY CERTIFICATE

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

VIEWING

By prior appointment with Newton Fallowell office in Skegness

COUNCIL TAX

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







Ground Floor
Approx. 240.0 sq. metres (2583.2 sq. feet)



First Floor
Approx. 197.9 sq. metres (2130.2 sq. feet)





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

