



Lin-Zell, Gunby Road, Orby,
Skegness, Lincs, PE24 5HT



£239,000

- NO CHAIN
- PLEASANT VILLAGE LOCATION
- ADAPTED FOR THE LESS MOBILE
- FRONT & REAR GARDENS
- FREEHOLD
- DRIVE & GARAGE
- OIL CENTRAL HEATING
- EPC RATING F
- COUNCIL TAX BAND C



NO CHAIN. A 3 Bedroom Detached Bungalow in a pleasant village location just a short drive from the coast and picturesque Lincolnshire Wolds. The accommodation has been adapted to suit the less mobile and includes Entrance Hall, Kitchen, Lounge, 3 Bedrooms and Bathroom. There are gardens to the front and rear, a gated concrete drive and Garage. EPC Rating F

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

ENTRANCE HALL

With radiator, built in cloaks cupboard, access to roof space.

LOUNGE

5.43m x 4.30m (17'10" x 14'1")

With large pvc window to the front elevation, 2 further pvc windows to the side elevations, radiator, coal effect electric fire in a decorative wooden surround.



KITCHEN

4.88m x 3.32m (16'0" x 10'11")

With base and wall units, worksurfaces with tiled splashbacks, composite sink unit with mixer tap over, built in electric oven with electric hob and extractor hood above, radiator, tiled floor, appliance spaces, pvc windows to the front and side elevations, pvc door to the side elevation.

BEDROOM 1

2.89m x 3.04m (9'6" x 10'0")

With pvc window to the rear elevation, radiator.

BEDROOM 2

3.27m x 3.02m (10'8" x 9'11")

With pvc window to the rear elevation, radiator.

BEDROOM 3

With pvc window to the rear elevation, radiator.

BATHROOM

1.94m x 2.75m (6'5" x 9'0")

With panelled bath with electric shower over, pedestal wash basin, WC, tiled floor, radiator, obscure pvc window to the side elevation.

OUTSIDE

To the front is a low brick wall and a lawned garden with shrub beds, concrete paths. A gated concrete drive leads to the:-

GARAGE

4.70m x 3.03m (15'5" x 9'11")

With up and over vehicle door, access to roof space with pull down ladder.

A concrete path to the side of the property leads round to the rear garden comprising garden beds and borders, Greenhouse, aluminium Shed and screened oil tank.

STORE

Housing the Worcester oil fired central heating boiler.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

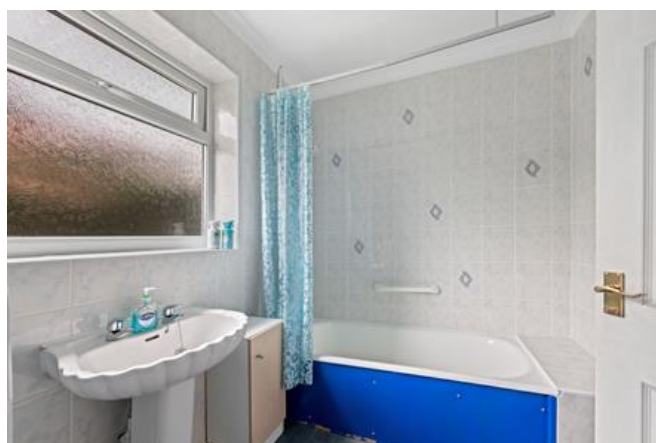
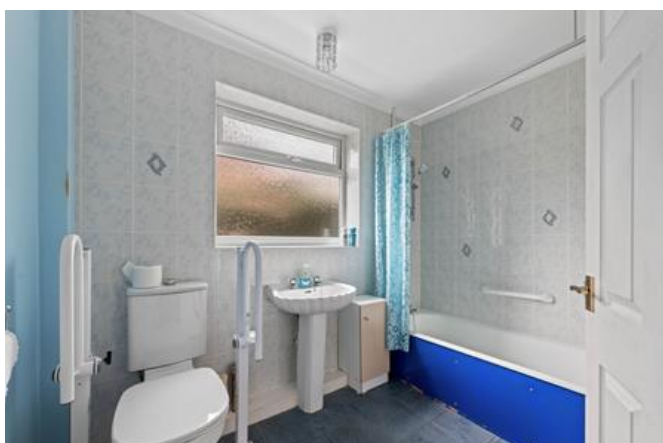
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2024/25 - £1,839.32

AGENTS NOTE

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.

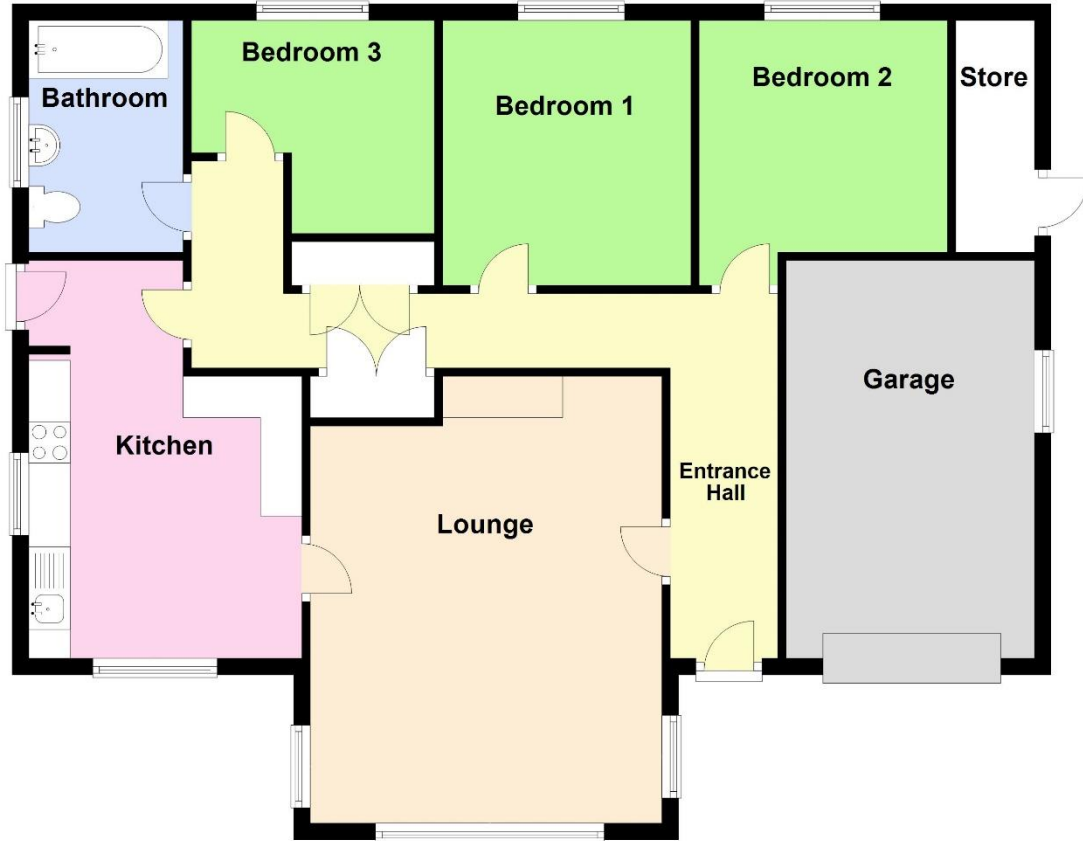
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Ground Floor

Approx. 102.6 sq. metres (1104.3 sq. feet)



Total area: approx. 102.6 sq. metres (1104.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	28 F	
1-20	G		

 **NEWTONFALLOWELL**

Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk