



Fairway, Orby Road, Addlethorpe,  
Skegness, Lincs, PE24 4TR



4



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£450,000



## Key Features

- NO CHAIN
- SUBSTANTIAL DETACHED BUNGALOW
- LARGE SECURE YARD
- PRIVATE ENCLOSED GARDEN
- 3 BAY OPEN BARN & WORKSHOP
- 32' LOUNGE DINER OPEN WITH THE KITCHEN
- EPC RATING D
- FREEHOLD







**NO CHAIN.** An opportunity to purchase a substantial and versatile 4 Bedroom Detached Bungalow situated on a large plot with secure enclosed Yard, 3 bay Open Barn, Workshop and an enclosed Garden with Summerhouse. Internally the accommodation includes Entrance Porch, 32' Lounge Diner being open to the Kitchen, Utility Room, Master Bedroom with En-Suite, 3 further Bedrooms and a family Bathroom. Viewing is essential to appreciate all this property has to offer. EPC Rating D

### ACCOMMODATION

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

#### ENTRANCE PORCH 0.97m x 5.02m (3'2" x 16'6")

With pvc window s and an inner pvc door to the:-

#### LIVING & DINING ROOM 5.22m x 10m (17'1" x 32'10")

With a curved walk in pvc bay window to the front elevation with built in seating, two pvc windows to the front elevation overlooking the Porch and a set of pvc patio doors to the rear elevation leading out to the garden, 3 radiators, built in cupboard, feature fireplace with wooden mantle and inset multifuel stove, opening to the:-

#### KITCHEN 3.72m x 4.21m (12'2" x 13'10")

being fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset composite 1 1/2 bowl sink unit, tall unit housing a double oven, ceramic hob with filter hood above, tall cupboards with recess for american style refrigerator, breakfast bar, pvc window and pvc door to the side elevation.

#### INNER HALL

With radiator.

#### UTILITY ROOM 2.08m x 3.01m (6'10" x 9'11")

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over , space and plumbing for washing machine, space for dryer, radiator, electric consumer unit, oil fired central heating boiler, pvc window and pvc door to the rear elevation.

#### BEDROOM 1 3.03m x 3.78m (9'11" x 12'5")

With pvc windows to the front and side elevations, radiator, access to roof space with pull down ladder, door to:-

#### EN-SUITE SHOWER ROOM 1.93m x 2.56m (6'4" x 8'5")

With a recessed shower enclosure with Bristan electric shower and sliding screen door, hand basin in a vanity unit, W.C, heated towel radiator, built in airing cupboard housing the hot water cylinder, high level pvc window.

#### FAMILY BATHROOM 3.01m x 3.17m (9'11" x 10'5")

With bath in a tiled recess with central mixer tap, hand basin, W.C with concealed cistern, tiled wall and floor, built in cupboard, radiator, 2 pvc windows to the side elevation.

#### BEDROOM 2 3.05m x 4.11m (10'0" x 13'6")

With pvc window to the rear elevation, radiator.

#### BEDROOM 3 3.15m x 5.74m (10'4" x 18'10")

With pvc window to the rear elevation, radiator.

#### BEDROOM 4 2.57m x 4.25m (8'5" x 13'11")

With pvc window to the side elevation, radiator.

### OUTSIDE

The property is bordered by a low brick wall and an in out drive leading to an extensive gravelled driveway providing ample parking.

Double vehicle gates at the side open onto a further driveway which leads to an extensive YARD area being ideal for lorries, caravan, motorhome etc with 3 bay OPEN BARN and WORKSHOP with light and power.

To the rear of the bungalow is an enclosed lawned garden with 2 SHEDS, decked patio seating area, childrens climbing frame and a:-

#### SUMMERHOUSE 2.92m x 2.27m (9'7" x 7'5")

Being insulated and with light and power connected.

To the other side of the other side of the bungalow is a screened oil tank, and a gate leading back around to the front with a LOG STORE and space for bins.







## 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.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 24/25 - £1870.06

## AGENTS NOTES

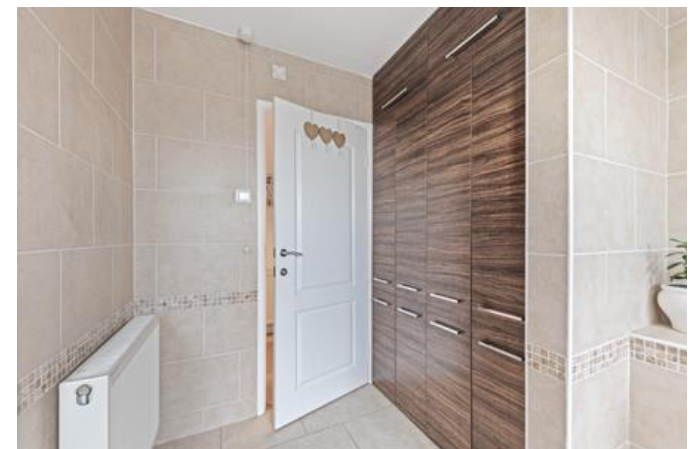
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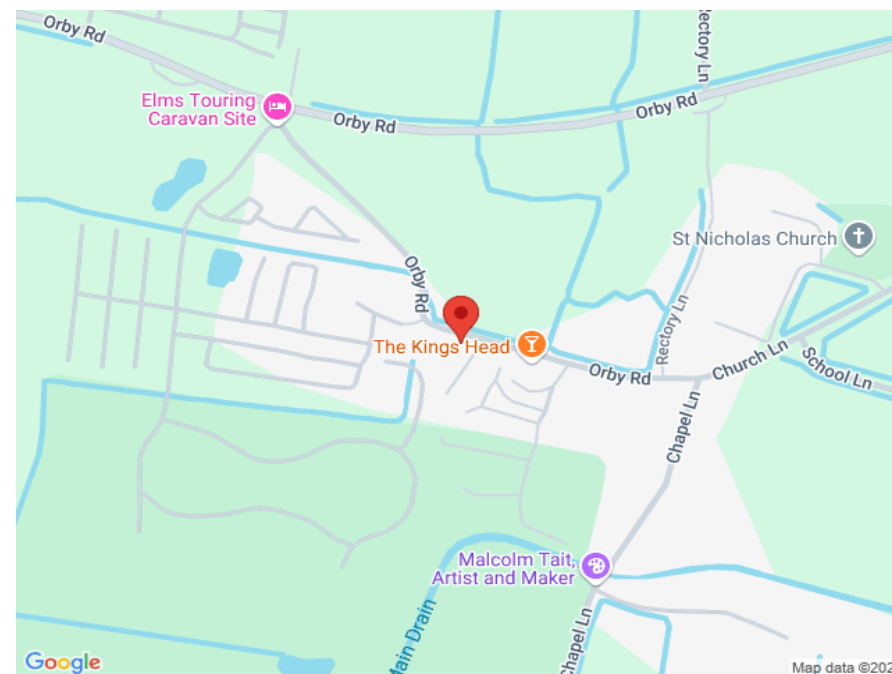








Total area: approx. 167.7 sq. metres (1805.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		