



**Sapphire Close, Orby Skegness PE24 5HU**

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## **Sapphire Close, Orby Skegness**

A beautifully presented and generously proportioned four-bedroom detached home, ideally situated in the sought-after village of Orby, Lincolnshire. This spacious property offers flexible living accommodation and is perfect for families looking for both space and comfort in a peaceful rural setting.

### **Entrance**

Entrance door leads into the hallway which has stairs leading to the first floor, understairs storage and doors leading into the following rooms:

### **Lounge**

19' 2" x 13' 7" ( 5.84m x 4.14m )

Has a window to the front and side elevation and 3 radiators.

### **Dining Room/ Snug**

15' 7" x 11' 7" ( 4.75m x 3.53m )

Has a window to the front and side elevation, French doors to the rear elevation and 2 radiators.

### **Kitchen Diner**

17' 2" x 17' 6" ( 5.23m x 5.33m )

Comprising of wall, base and drawer units with worktop space over, integrated oven/grill, hob, extractor, dishwasher, window to the side, two radiators and doors to the side leading externally.

### **Utility Room**

6' 11" x 5' 8" ( 2.11m x 1.73m )

Has a worktop with sink, space and plumbing for a washing machine, radiator and door into:

### **Wc**

WC, opaque window, boiler and fuse box.

### **Study**

8' x 7' 7" ( 2.44m x 2.31m )

Has a window and a radiator.

### **Landing**

Has a radiator, airing cupboard and loft hatch access. There are doors leading into the following rooms:

### **Bedroom 1**

17' 6" x 11' 4" ( 5.33m x 3.45m )

Has a window to two elevations, radiator and door into:

### **En-Suite**

Has a bath, WC, sink with vanity storage below and an opaque window.

### **Bedroom 2**

15' 7" x 11' 7" ( 4.75m x 3.53m )

Has two windows and two radiators.

### **Bedroom 3**

12' 8" x 8' 1" ( 3.86m x 2.46m )

Has two windows and two radiators

### **Bedroom 4**

13' 6" x 12' 3" ( 4.11m x 3.73m )

Has two windows and two radiators

### **Bathroom**

Has a bath, shower, WC, hand wash basin, towel radiator and an opaque window.

### **External**

Externally, the property benefits from ample parking to the front as well as a car charging point. The rear is mainly laid to lawn with two patio areas and oil tank.

### **Garage**

18' 2" x 18' 1" ( 5.54m x 5.51m )

Has two roller doors to the front. The garage roof has 12 solar panels on which are owned out right.





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## Sapphire Close, Orby Skegness

- Detached House with Four good-sized bedrooms
- Large open-plan kitchen/ diner with integrated appliances & Separate Utility Room
- Spacious Lounge plus additional Snug
- Master Bedroom with En-suite
- Generous entrance hallway

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£425,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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