



CHOICE PROPERTIES

Estate Agents

Meadow View Gunby Road,
Orby, PE24 5HT

Reduced To £375,000



Choice Properties are delighted to bring to you this superb 3 bedroom detached bungalow which is situated in the quiet village of Orby, approximately 9 miles east from the town of Spilsby, and 5 miles west from the seaside resort of Skegness. Boasting beautiful large gardens, a double garage and plenty of living space, you won't want to miss out on viewing this stunning property.

With the benefit of Oil Central Heating and UPVC double glazing the spacious well laid out internal accommodation consists of :-

Side Entrance Door

Leading into :

Hallway

Radiator. Power Points. Access to Loft Space. Storage Cupboard.

Kitchen

19'11" x 11'0"

Wall & Base units with Worksurfaces over. Stainless steel sink unit with drainer and taps. Electric Oven with LPG Hob & Extractor Hood over. Plumbing for Washing Machine. Space for American style Fridge/Freezer. Radiator. Power Points. Telephone Point. Partly tiled. Door to Rear Garden.

Dining Room

16'6" x 11'0"

Radiator. Power Points. Opening through to :

Living Room

19'10 x 16 (maximum measurements)

Radiator. Power Points. TV Aerial Point. Log Burner. Sliding Doors to Rear Garden.

Bedroom 1

12'2" x 15'2"

Radiator. Power Points. Fitted Wardrobes with Sliding Doors. Door through to :

En-suite

10'2" x 11'0"

Bathroom suite consisting of large panelled bath with mixer taps, low level flush WC & wash hand basin set in vanity unit. Partly tiled. Extractor Fan. Chrome Heated Towel Rail.

Bedroom 2

12'2" x 12'0"

Radiator. Power Points.

Bedroom 3

9'2" x 12'2"

Radiator. Power Points. Storage Cupboard.

Bathroom

7'4" x 8'0"

Bathroom suite consisting of panelled bath with shower over and screen, push button flush WC & wash hand basin set in vanity unit. Fully tiled walls. Heated towel rail. Storage Cupboard.

Driveway

To the side of the property is a private drive leading to the driveway which is fronted by metal gates.

Double Garage

20' x 16'

Double Roller Doors. Power, Lighting & Side Personal Access Door.

Stables/Workshop

20'2" x 11'4"

2 Stable doors. Power and lighting. Store room to the front.

Garden

The garden to this property is substantial in size and is divided into two. As you enter the garden from the Kitchen or Living Room, you are met with a beautiful space filled with colour and plenty to rest your eyes on as you sit relaxing on the patio. The garden itself is layed to lawn with a path leading past a Fish Pond and feature round flower bed to the double garage. A well established hedge borders the garden to the right. As you pass the double garage on your left you then come to a second garden space where you immediately see a stunning pond with bridge which leads into the garden space which is layed to lawn and features established trees and a greenhouse and a polytunnel, perfect for any keen gardener to make use of.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

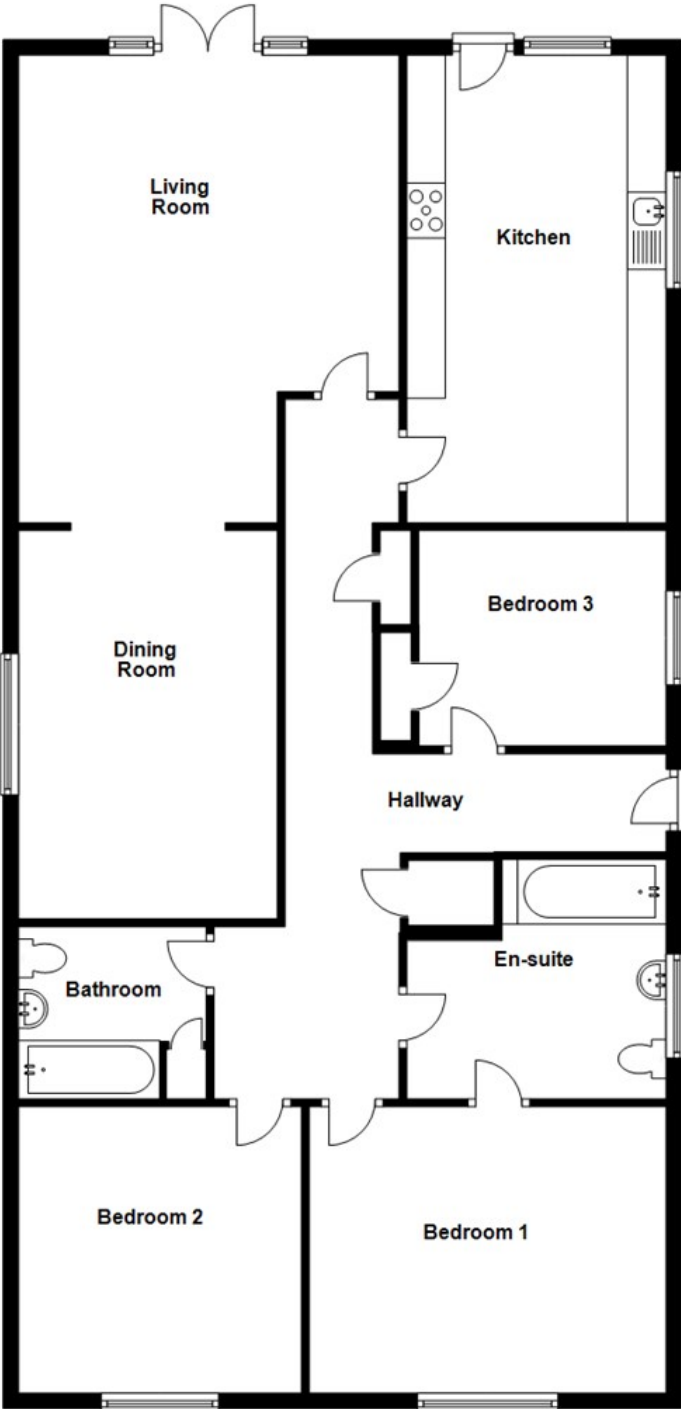
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Ground Floor



Directions

Use PE24 5HT in your SatNav.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales				England & Wales		
	EU Directive 2002/91/EC				EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 64, Potential 77

Environmental Impact (CO₂) Rating: Current (69-80) C, Potential (81-91) B

