



# 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](http://www.e-lindsey.gov.uk)

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

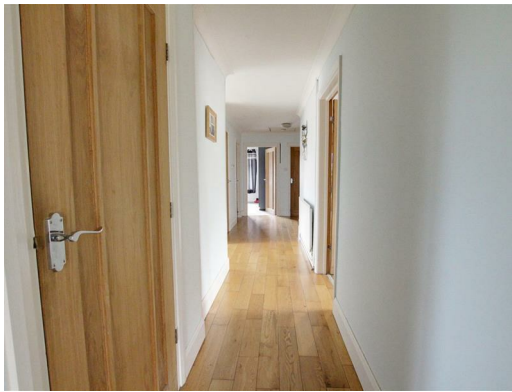
## **Viewing Arrangements**

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.

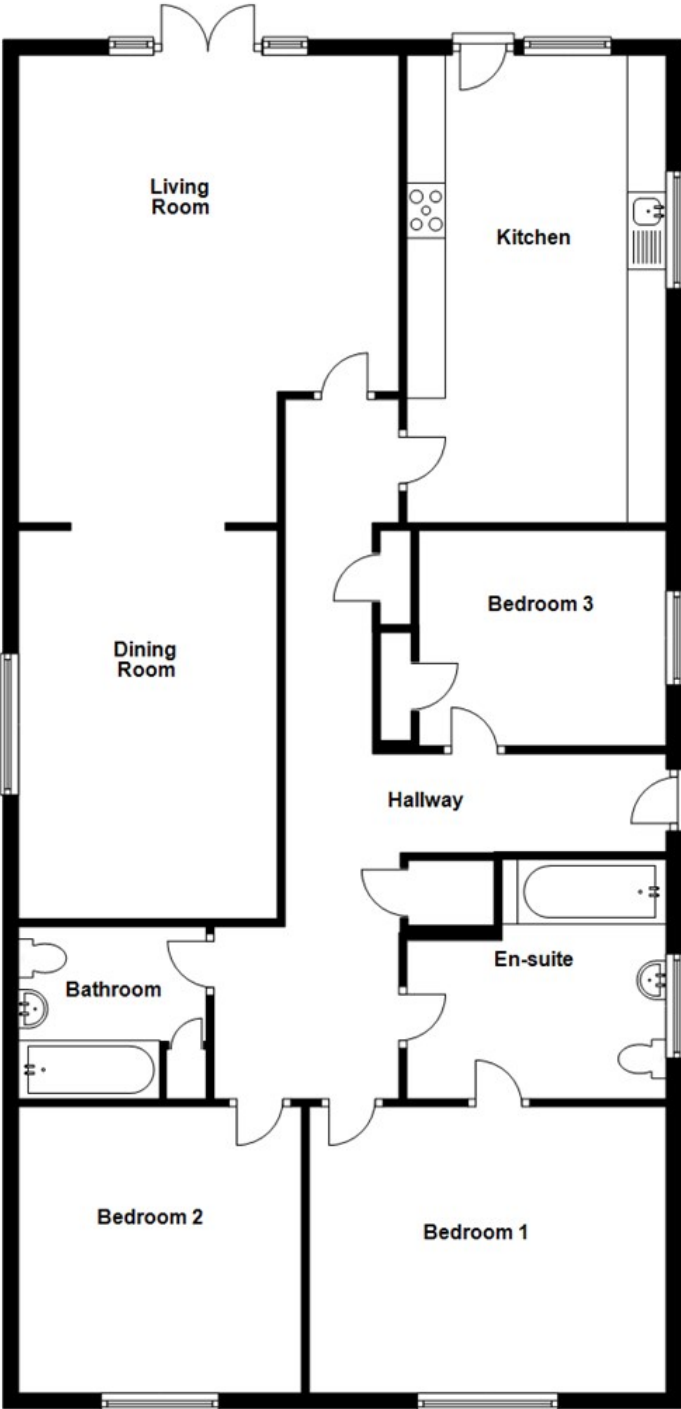
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Ground Floor



# Directions

Use PE24 5HT in your SatNav.

