



CHOICE PROPERTIES

Estate Agents

1 Burgh Road,
Orby, PE24 5HR

Reduced To £244,950



Chocie Properties are delighted to bring to market this most superb detached three bedroom bungalow. Re-furbished to a high specification and including a brand new kitchen and bathroom this property also has the benefit of a large driveway with ample parking for up to 4 vehicles and a detached garage. Situted in a good position in the country village of Orby which is ideally located for all amenities this stunning home is to be sold with No Onward Chain. Early Viewing is advised.

This super home has the benefit of UPVC Double Glazing and Electric Heating and internally comprises:-

Entrance Lobby

4'4" x 3'3"

With UPVC Entrance Door. Consumer Unit. Ceiling light. Door to inner hallway.

Hallway

9'6" x 2'11" I-shaped

Airing cupboard with hot water cylinder and immersion heater.

Living Room

15'4" x 11'11"

With feature fireplace. Power points T.V. aerial point. Electric Radiator.

Kitchen

12'1" x 9'4"

With grey gloss wall, base and drawer units with work surfaces over and matching splashbacks. One and half bowl sink unit and drainer with mixer tap. Electric oven and halogen hob with extractor hood over. Plumbing for automatic washing machine. Electric Radiator. Power points. Rear access door.

Bedroom 1

12'6" x 10'2"

Electric Radiator. Power points.

Bedroom 2

12'6" x 9'11"

Electric Radiator. Power points.

Bedroom 3

8'10" x 7'10"

Electric radiator. Power points.

Bathroom & w.c.

8'1" x 6'6"

With large walk in corner shower with electric shower. Heritage style back to wall w.c. and sink unit with LED mirror over set in vanity unit with counter top over. Heated towel radiator.

Driveway

With ample parking space for up to four vehicles.

Garage

With electric door and lighting.

Gardens

To the front of the property is an attractive paved and ornamentally gravelled garden featuring attractive shrubs and plants. Wrought iron gates to each side of the property give extra privacy and access to the rear. The rear garden is private and enclosed and features both well tended lawned areas and a patio area with attractive colourful borders.

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 B.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

Opening Hours

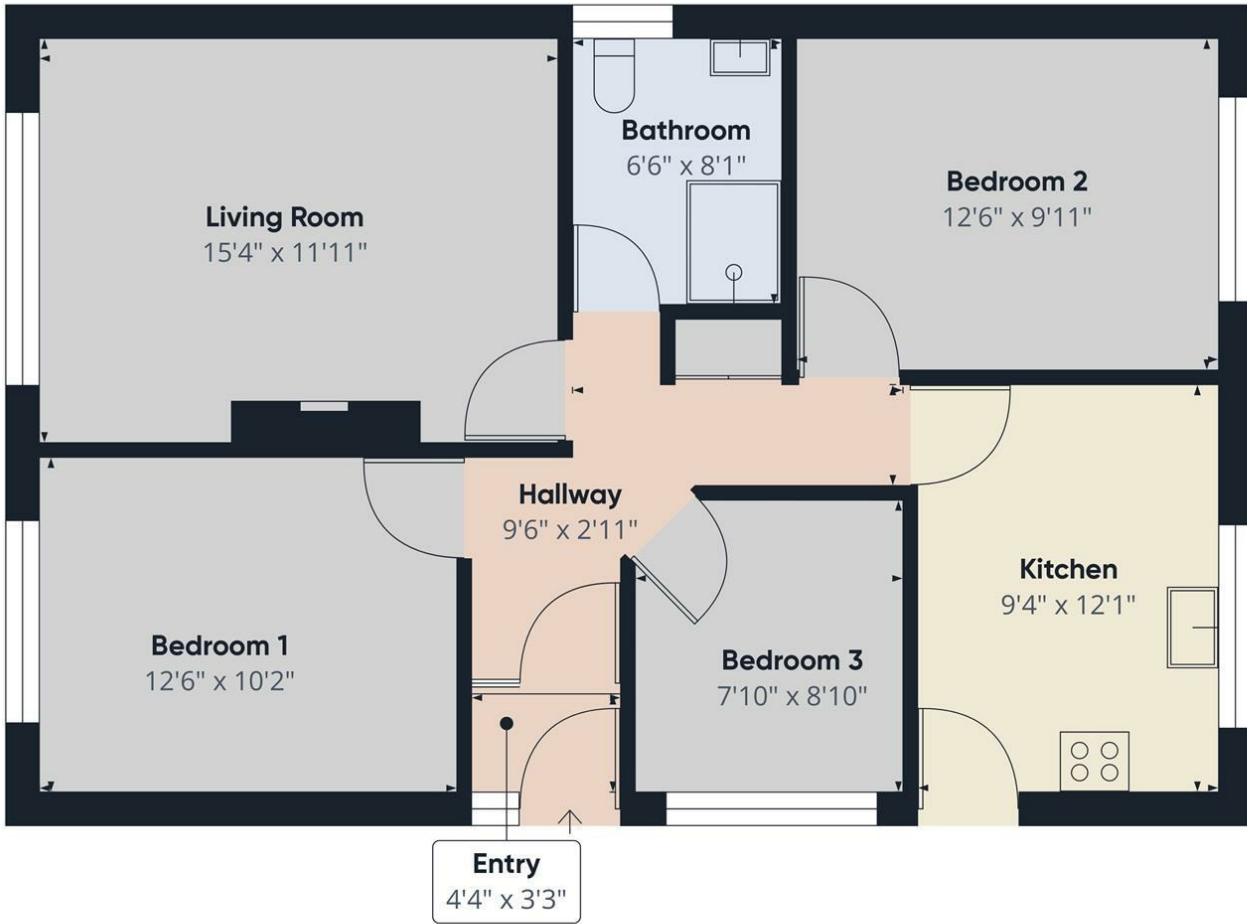
Monday to Friday 9am - 5pm

Saturday 9am - 3pm

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.







Approximate total area⁽¹⁾
767.14 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

Use the postcode PE24 5HR for directions to the property.

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

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

