



CHOICE PROPERTIES

Estate Agents

The Squirrels Gunby Road,
Skegness, PE24 5HT

Asking Price £270,000



Choice Properties are delighted to offer for sale this spacious and versatile two/three-bedroom detached bungalow, situated in the sought-after village of Orby.

The well-presented accommodation comprises an entrance hall, a generous open-plan L-shaped lounge/dining room, a fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. In addition, the garage has been thoughtfully converted to provide a third bedroom or an additional reception room, offering flexible living space to suit a variety of needs.

The property further benefits from owned solar panels, helping to reduce electricity costs, a modern air source heat pump, and double-glazed windows throughout.

Outside, there is a private enclosed rear garden, along with a front garden and a driveway providing off-road parking.

An internal viewing is highly recommended to fully appreciate the space, versatility, and excellent features this property has to offer.

EPC rating A and accommodation comprising :

Entrance Hall

Radiator, internal glazed doors to:

Lounge / Dining Room

L-Shaped, double glazed window to front and side, three radiators.

Kitchen

Double glazed window to front, double glazed door to side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to rear, airing cupboard, loft hatch, radiator.

Bathroom

Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath, shower fitted above bath, part tiled walls, tiled floor, radiator.

Bedroom Three / Second Reception

Double glazed window to front, double glazed French doors to rear opening to garden, radiator, loft hatch.

Garden

Garden to front and rear, flowers, trees and shrubs, lawned area, patio area, side access, outside power, shed, walled and fenced surround.

Driveway

Shingle driveway providing off road parking space.

Alford

Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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

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 - Friday: 9am - 5pm

Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

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^m
780 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use postcode - PE24 5HT to locate the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	98
(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	

