





Bradford House Gunby Road,Orby Spilsby PE23 5SW

william h brown

welcome to

Bradford House Gunby Road, Orby Spilsby

Extended three-bedroom semi-detached home in Orby set on approximately 0.85 acres (STS) with workshop, stables, static caravan, extensive gardens, countryside views and ample parking.

Entrance
A welcoming entrance hall providing access to the ground floor accommodation and staircase to the first floor. Benefitting from underfloor heating together with fitted coat and shoe storage, creating a practical and inviting first impression.

Lounge
15' 1" x 13' 1" (4.60m x 3.99m)
A spacious and well-presented reception room featuring windows to both the front and side aspects allowing for an abundance of natural light. Complete with two radiators and a feature log-burning stove creating a warm and cosy focal point.

Dining Room
16' x 14' (4.88m x 4.27m)
An excellent entertaining space with windows to the rear and side aspects. Benefitting from a fitted and generously sized pantry together with additional base and wall units for storage. Further enhanced by a log-burning stove and stylish tiled flooring.

Kitchen
8' x 7' (2.44m x 2.13m)
Fitted with a range of wood-effect base and wall units complemented by white marble-effect work surfaces. Offering space for appliances including an oven and under-counter fridge together with an integrated dishwasher. Incorporating a stainless steel sink positioned beneath a rear-facing window, tile-effect flooring and a uPVC door providing direct access to the rear garden.

Landing
A spacious first-floor landing with loft access hatch and doors leading to all bedrooms and the family bathroom.

Bedroom One
13' 1" x 12' (3.99m x 3.66m)
A generously proportioned double bedroom with fitted carpet, radiator and a window overlooking the rear garden and surrounding countryside.

Bedroom Two
13' 1" x 11' (3.99m x 3.35m)
A spacious double bedroom with window to the front aspect and radiator.

Bedroom Three
9' 1" x 8' (2.77m x 2.44m)
A further double bedroom offering flexibility for family living, guest accommodation or a home office, with window to the front aspect and radiator.

Bathroom
A modern shower room fitted with a walk-in electric shower, vanity storage unit with integrated hand basin and WC. Finished with attractive patterned tiled flooring and a window to the rear aspect.

Front External
A substantial gravelled driveway providing off-road parking for numerous vehicles. The frontage benefits from external lighting and gated side access leading through to the rear garden.

Rear External
Occupying a substantial plot, the rear garden is predominantly laid to lawn and enjoys open views across neighbouring fields. A separate picket-fenced entertaining area features a fitted seating pod and outdoor lighting, together with access to the outdoor utility room and WC. A track extends towards the further land at the rear, providing access to the workshop, stables and additional outbuildings.









Four-Birth Static Caravan
Included within the sale is a four-berth static caravan, benefitting from its own independent water supply, electrical connection and bottled gas supply.

Unique Features
Unique Features: Recently upgraded with an energy-efficient heat pump system, installed just two years ago, providing heating and hot water, complemented by solar panels to help reduce utility costs. The property also benefits from a spacious loft area with convenient access from the landing.

Agents Note
This is a rare opportunity to acquire a spacious semi-detached home occupying a substantial rural plot with extensive outbuildings, equestrian potential and countryside views. Offering versatile accommodation both inside and out, this property is ideal for families, hobby farmers, those seeking working space from home, or buyers simply looking to embrace village life in a picturesque setting. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Solicitors Services
Need help with the legal side of your move?
Our experienced in-house solicitors are on hand to assist with both the sale and purchase of your property, helping to make the process as straightforward as possible. Ask our team about our No Sale, No Fee service and find out how we can support you throughout your move.

Mortgage & Financial Services
Looking to understand your mortgage options or the cost of moving?
Speak to our experienced mortgage adviser, with 15 years' industry experience, who can provide guidance tailored to your individual circumstances. Whether you're a first-time buyer, home mover, investor or looking to sell, our adviser can assist with mortgage services and a comprehensive Cost to Move analysis, helping you understand the financial implications of your move from the outset.

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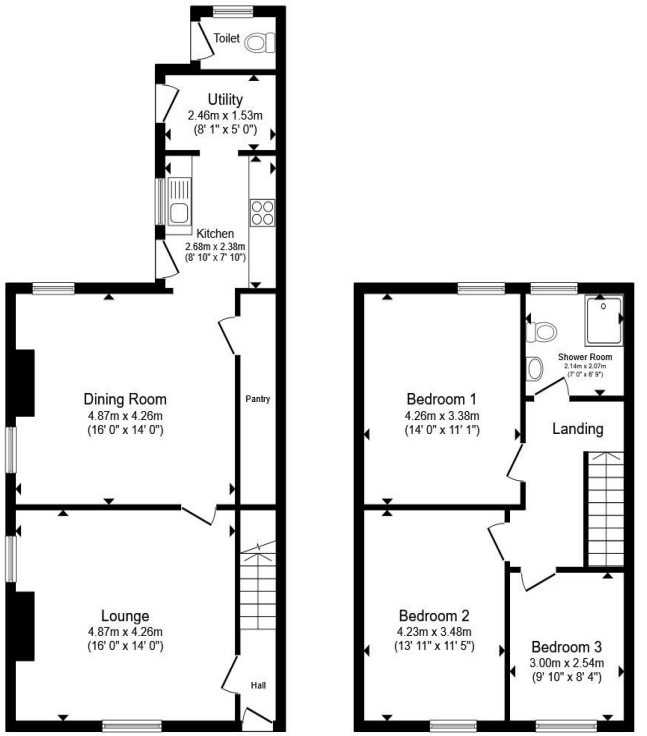
Bradford House Gunby Road, Orby Spilsby

- Three Double Bedroom Semi-Detached Home
- Approx 0.85 acre plot (STS)
- Spacious Lounge with Log Burner
- Dining Room with Fitted pantry and Second Log Burner
- Workshop, Stables and additional Outbuildings

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price

£300,000



Total floor area 108.6 m² (1,169 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
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william h brown

01754 768311

Skegness@williamhbrown.co.uk

20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.