



Windyridge Chalk Lane, Orby Skegness PE24 5HX



welcome to

Windyridge Chalk Lane, Orby Skegness

We welcome to the market this well presented and spacious 4 Bedroom Detached House offering a beautiful rural outlook.

In brief, the property offers Lounge, Kitchen Diner, Utility Room, Sun Room, Master bedroom with en-suite, 3 additional bedrooms and family bathroom.



Entrance

Entrance door from the porch leads into the hallway which has solid oak flooring and stairs leading to the first floor, radiator. There is an open arch leading into the kitchen and oak arched doors with opaque glass leading into:

Lounge

24' 1" x 11' 10" (7.34m x 3.61m)

Double glazed window to the side elevation , French doors to the front elevation, log burner with tiled hearth and brick surround with an oak mantle. The Lounge also has solid oak flooring.

Dining Kitchen

17' 1" x 11' 9" (5.21m x 3.58m)

Comprising of wall, base and drawer units with worktop space over, sink and drainer, space for appliances, integrated dishwasher, tiled flooring, radiator, built in airing cupboard, pantry with shelving. There are double glazed window to the rear and side elevation as well as a door leading to the rear garden

Utility Room

8' 5" x 13' 1" (2.57m x 3.99m)

window patio door and window to the rear elevation. Sink with worktop over with base and wall storage cupboards. There is also space for appliances, tiled flooring and oil fired boiler.

Wash Room

With hand wash basin, towel radiator, opaque window and a door leading into:

Shower Room

Shower, WC, tiled flooring and a opaque window

Sun Room

10' 10" x 11' 2" (3.30m x 3.40m)

Double glazed windows to the front and side elevation, French doors to the side elevation leading externally and a radiator.

Landing

Radiator and doors leading into the following rooms:

Bedroom 1

12' 10" x 10' 11" (3.91m x 3.33m)

Double glazed window to the front and side elevation, built in wardrobe space, radiator and door into:

En-Suite

With jacuzzi bath with shower over, sink with vanity storage below, WC, heated towel radiator and an opaque window.

Bedroom 2

11' 9" x 11' (3.58m x 3.35m)

Double glazed window and a radiator.

Bedroom 3

8' x 9' 1" (2.44m x 2.77m)

Double glazed window and a radiator

Family Bathroom

Corner bath, shower cubicle, hand wash basin, WC, radiator and an opaque window.

Landing

Skylight, eaves storage and door into

Bedroom 4

11' 6" x 7' 5" (3.51m x 2.26m)

Skylight and eaves storage.

Store Room

Has a boarded floor

External

Externally the property offers ample off street parking with two driveways. The rear garden is mainly lawned offering mature trees and shrubs as well as a vegetable garden. There is also two greenhouses, summer house and potting shed. There is also an outside WC and stunning field views.

Workshop

The workshop offers windows to 3 elevations, double doors to the front and a side personal door.



view this property online williamhbrown.co.uk/Property/SKG109281

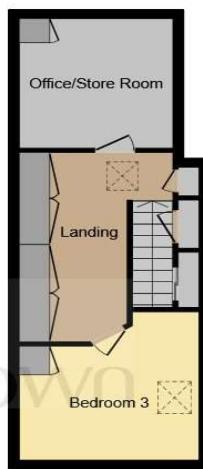




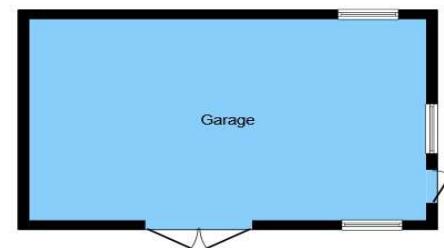
Ground Floor



First Floor



Second Floor



Garage

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.focalagent.com

welcome to

Windyridge Chalk Lane, Orby Skegness

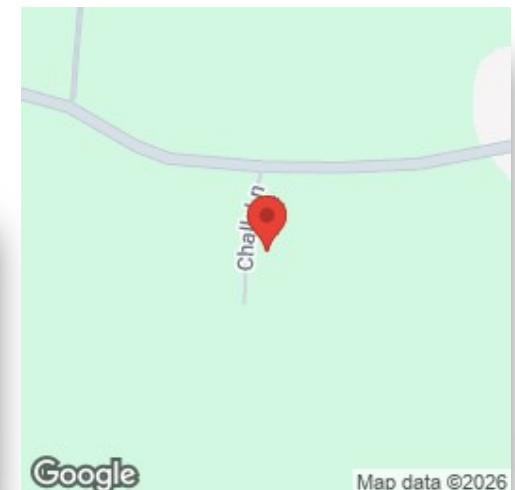
- SPACIOUS DETACHED 4 BED FAMILY HOME
- RURAL VIEWS
- BEAUTIFULLY LANDSCAPED GARDEN
- AMPLE PARKING, WORKSHOP & POTTING SHEDS
- APPROX. 5 MILES FROM SKEGNESS

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£350,000



view this property online williamhbrown.co.uk/Property/SKG109281

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SKG109281 - 0011

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk