

Buy. Sell. Rent. Let.



Angels Cottage, Gunby Road, Orby, PE24 5HT



3



2



2

£325,000

When it comes to
property it must be


lovelle



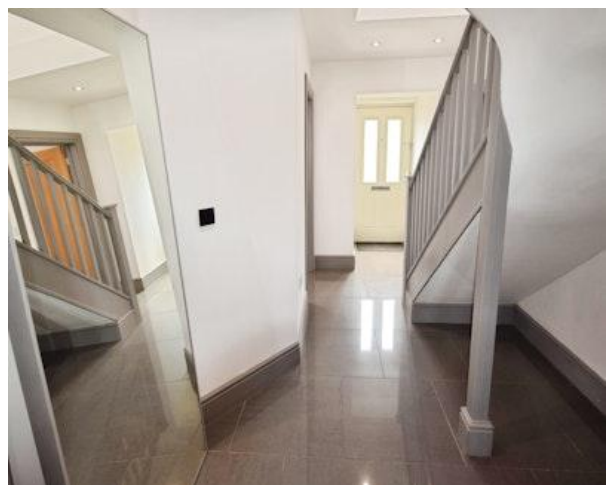
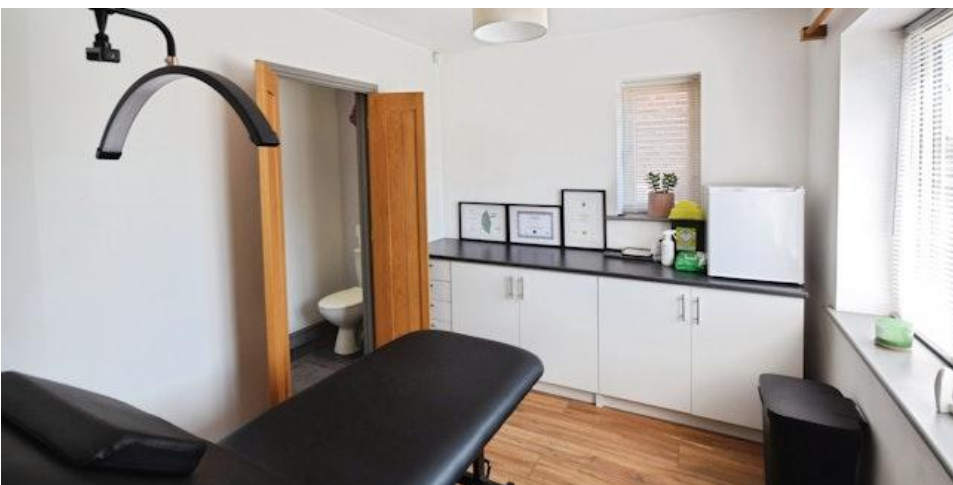
£325,000

 3
  2
  2

Key Features

- High Specification Modern Home
- Downstairs Bedroom and Ensuite
- Sitting Room/Fourth Bedroom
- Stunning Kitchen/Diner open to Lounge

- Lounge with Vaulted Ceiling
- Two Bedrooms and Family Bathroom to First Floor
- EPC rating B
- Tenure: Freehold





This impressive detached dormer property offers a sophisticated blend of high specification design and modern comfort. Set over two floors, the property presents generous and flexible living accommodation suited to a variety of lifestyles. Meticulously planned interior spaces create an inviting environment for both everyday living and entertaining guests. Upon entering, the spacious entrance leads to an expansive kitchen and dining area, seamlessly open to the lounge. This contemporary space is accentuated by a vaulted ceiling, providing an abundance of natural light and a sense of openness. The kitchen/diner is stylishly appointed for both functionality and visual appeal, making it well suited for relaxed gatherings or formal occasions. The ground floor presents a notable level of versatility, featuring a bedroom with its own ensuite facilities. This arrangement offers privacy for guests or could serve as a principal suite. In addition, a further sitting room is available, which may alternatively be utilised as a fourth bedroom if required. Practical elements abound, including a well-proportioned utility room and a convenient downstairs WC, tailored for modern living requirements. Underfloor heating is installed throughout the ground floor, ensuring comfort during colder months. Ascending to the first floor, there are two additional double bedrooms and a family bathroom, offering ample accommodation for family members or visiting guests. Each room is thoughtfully designed, maximising space and providing a restful retreat. The home is presented to an exemplary standard throughout, reflecting attention to detail and quality finishes. Externally, the property benefits from an extensive driveway, ensuring parking is readily available for multiple vehicles and electric car charger. A double garage provides additional secure storage or further parking options, enhancing the practicality of this modern home. The double garage has a boarded attic space which offers potential to convert to create office/games room (subject to the necessary consents and planning). Well presented rear garden laid to patio and lawn. The overall presentation is designed to balance aesthetics with everyday convenience, appealing to discerning buyers seeking a residence of quality. Situated in Orby, Lincolnshire, this property enjoys a well-regarded residential setting noted for its tranquil surroundings and access to local amenities. The village atmosphere contributes to a pleasant sense of community while maintaining accessibility to transport links and wider facilities in the region. Residents benefit from a balanced lifestyle, drawing on both rural charm and practical proximity to nearby services.

Hallway

Entered via a composite front door, with stairs leading to the first floor, tiled floor, doors to;

Downstairs Bedroom

3.2m x 2.6m (10'6" x 8'6")

With UPVC window to the front aspect, TV point, a light and spacious room leading to;

En-suite

With low level WC, wash hand basin inset to vanity unit, shower cubicle, extractor, spotlights, tiled floor.

Bedroom Four/Sitting Room

3.6m x 3.48m (11'10" x 11'5")

With UPVC window to the front aspect, TV point.

Open Plan Kitchen-Diner

6.27m x 3.66m (20'7" x 12'0")

Fitted with a comprehensive range of high gloss units with built in Bosch appliances, including oven, microwave and induction hob, integrated fridge freezer and dishwasher. Fabulous Quartz work surfaces with inset sink. Central island with integral dining area and tiled flooring. The room continues into the;

Lounge

4.72m x 4.3m (15'6" x 14'1")

With vaulted ceiling, two Velux style windows, UPVC window to the side aspect, Bi folding doors leading onto the rear garden.

Utility Room

2.6m x 2.44m (8'6" x 8'0")

With UPVC window to the rear aspect, base cupboards with worktops over, stainless steel sink, space and plumbing for washing machine, central heating boiler, tiled floor, door to;

WC

With wash hand basin, low level WC, tiled floor, UPVC window to the side aspect.

Landing

With Velux style window, spotlights, doors to;

Bedroom Two

5.05m x 3.56m (16'7" x 11'8")

With UPVC windows to the front and rear aspect, radiator, laminate floor.

Bedroom Three

5.4m x 2.71m (17'8" x 8'11")

With UPVC window to the front aspect, radiator, laminate flooring, spotlights.

Family Bathroom

2.34m x 1.65m (7'8" x 5'5")

With Velux style window, roll top bath with mixer tap and shower attachment, low level WC, wash hand basin inset to vanity unit, tiled walls and flooring, spotlights.

Outside

To the front there is a small garden laid to lawn. To the side is a gravelled driveway with gates that open to further gravelled area providing parking for numerous cars and leads to the rear of the property and the garage. There is also an electric car charging point. The rear garden is laid to patio and lawn.

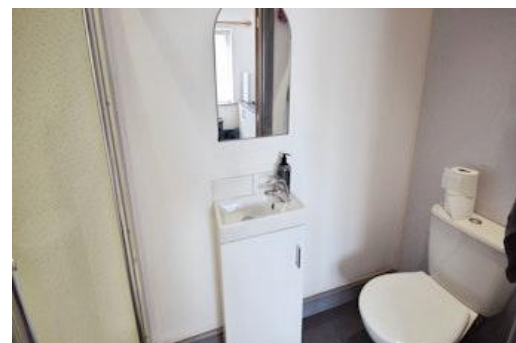
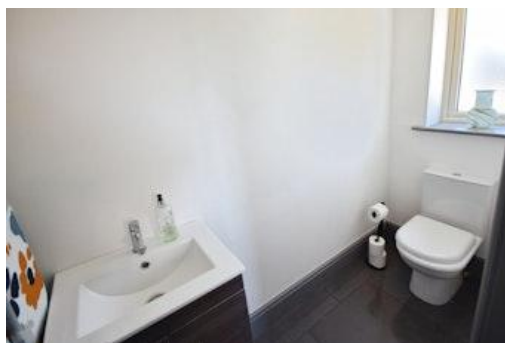
Detached Garage

6.88m x 5.36m (22'7" x 17'7")

Of brick construction with high pitched roof, boarded attic space which could be converted subject to the usual planning permissions, skylight to the roof and a feature circular window to the front gable.

Services

The property has mains, water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





Location

The property is located in the small village of Orby, away from the busy towns but not cut off: the village has a pub and is only a few miles from the large well served village of Burgh Le Marsh and the Market Town of Spilsby just 6 miles away. Orby is located only a few miles from the edge of the Lincolnshire Wolds (Area of Outstanding Natural Beauty) offering magnificent views across the hilly countryside and places to walk and enjoy nature. In addition to being close to the Wolds the property is also only 6 miles from the coast with the bustling seaside town of Skegness with its large array of attractions and amenities and offering miles of golden sandy beach plus the Gibraltar Point Nature Reserve!

Directions

From Skegness take the A158 Burgh Road out of town. At the roundabout go straight on to the by-pass. Turn right where signposted to Orby onto Orby Road which proceeds into Burgh Road. At the end of the road turn left onto Gunby Road and the house can be found on the right hand side marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/K3rPhPdLzrG3iiHiNvyphd/view>

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: B

Detached house, standard brick and block construction

Accessibility adaptations: Ramped access

Loft: insulated and unboarded, accessed by Loft hatch

Outside areas: Front garden and Rear garden

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

No mains surface water drainage

LPG gas central heating

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three ok, EE ok
Parking: Gated, Garage, and Driveway
Not in a controlled parking zone
Disabled parking available
EV charging point installed
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Title Register Restrictions

There is a restriction on the title which means that if there is only one owner, they cannot sell the property or receive the money from a sale on their own without a court order or the involvement of a second person. This is a standard legal measure used to protect the financial interests of everyone who has a stake in the property.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

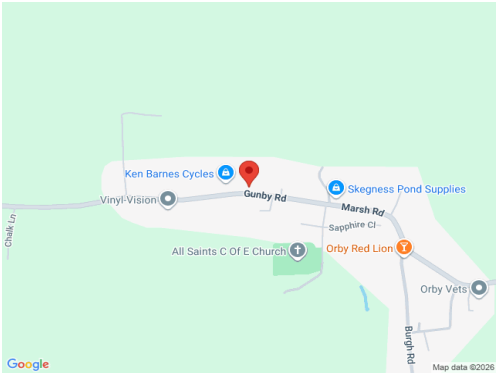
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk

