



# CHOICE PROPERTIES

*Estate Agents*

2 Burgh Road,  
Skegness, PE24 5HR

Asking Price £255,000



Choice Properties are pleased to present this exceptional two-bedroom detached bungalow. Situated in the desirable village of Orby, the property enjoys open views while remaining conveniently close to local amenities. Originally designed as a three-bedroom home, it has been thoughtfully reconfigured and is immaculately maintained by the current owners. The accommodation includes an enclosed porch, welcoming entrance hall, a stylish kitchen/dining room, and a comfortable lounge featuring a charming wood-burning stove. There are two spacious double bedrooms and a contemporary shower room. Externally, the property boasts a generous, beautifully kept garden, along with a garage and driveway providing ample parking. Early viewing is highly recommended to fully appreciate all that this home has to offer.

## Modern and spacious accommodation comprising :

### **Enclosed Porch**

Tiled floor, door to:

### **Entrance Hall**

Airing / storage cupboard, loft hatch, electric radiator.

### **Lounge**

15'5 x 11'10

Double glazed bay window to front, views over farmland, feature wood burner, electric radiator.

### **Kitchen / Dining Room**

17'10 x 12'4

Double glazed window to side and rear, double glazed door to rear opening to garden, range of eye level and base units, Butler style sink with mixer tap, worktop space, built in oven, hob and extractor fan, built in microwave oven, dishwasher, washing machine and fridge/freezer, electric radiator.

### **Bedroom One**

12'8 x 10'4

Double glazed window to rear, electric radiator.

### **Bedroom Two**

12'6 x 9'10

Double glazed window to front, electric radiator.

### **Shower Room**

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, shower cubicle, tiled walls, heated towel rail.

### **Garden**

Well maintained mature garden, mainly laid to lawn patio area, pergola, two sheds, flowers, trees and shrubs, fruit trees, side access, fenced surround.

### **Garage**

Up and over door, double glazed window to side, power and light.

### **Driveway**

Leading to garage, providing off road parking space.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

### **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

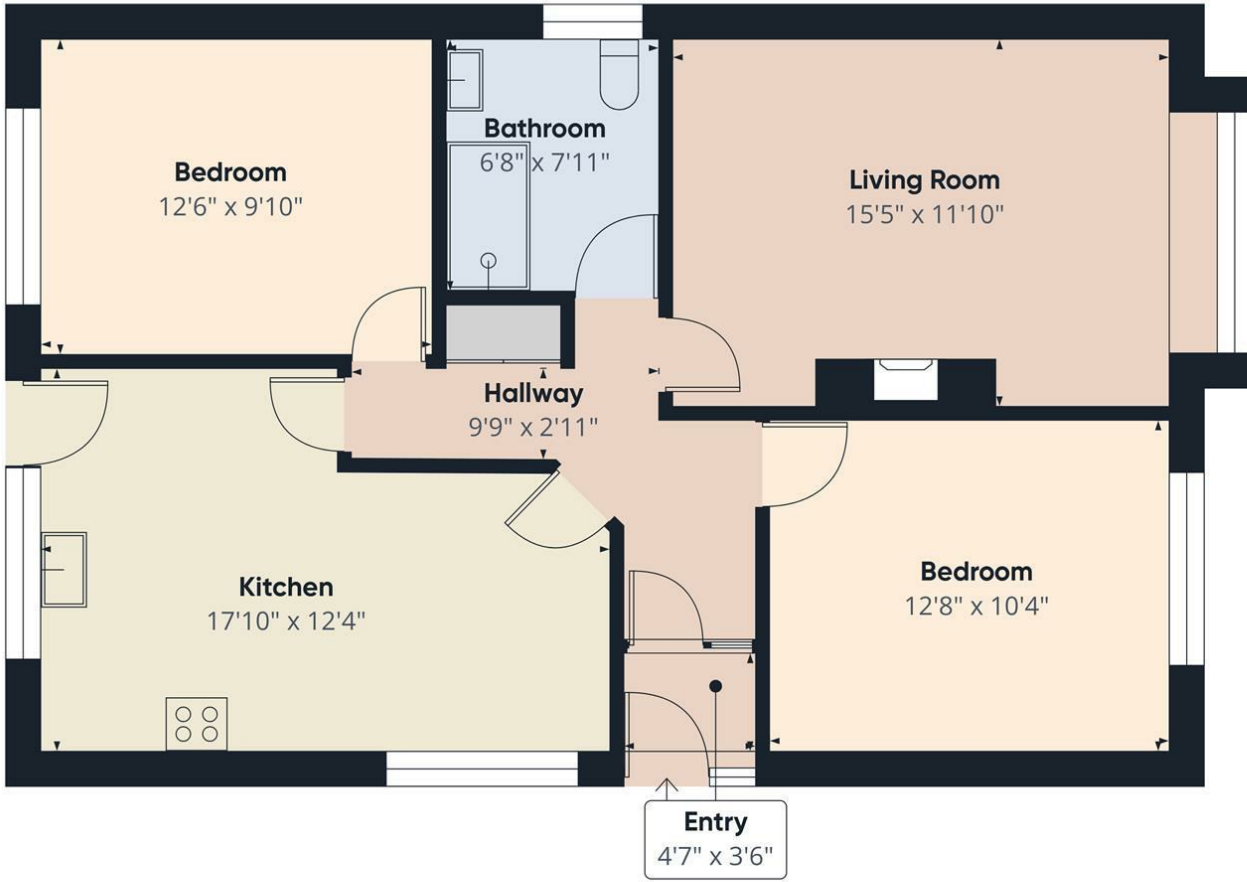
### **Viewing Arrangements**

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<sup>m</sup>  
787 ft<sup>2</sup>

(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

As you enter Orby continue along Gunby Road, turn right onto Burgh Road where the property can be found.

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	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

