



# CHOICE PROPERTIES

*Estate Agents*

Whilby Lodge Gunby Road,  
Orby, Skegness, PE24 5HT

Asking Price £330,000



Choice Properties are pleased to offer this spacious four-bedroom detached home, ideally located in the popular Orby area. Modern and well presented throughout, the accommodation comprises an entrance hall, open-plan kitchen/dining room, and a comfortable lounge featuring a wood-burning stove. The property benefits from a luxurious family bathroom, a ground floor bedroom, and a feature landing leading to the main bedroom with en-suite shower room, two further bedrooms, and a separate W.C. Externally, the home offers gardens to the front and rear, along with a garage and driveway providing ample off-road parking. Ideally situated in the sought-after Orby area, the property provides convenient access to local shops and nearby Towns. Early internal viewing is highly recommended.

Well presented property with spacious accommodation comprising :

### **Entrance Hall**

Stairs to first floor landing, built in storage cupboard.

### **Lounge**

17'7 x 12'10

Double glazed box bay window to front, feature wood burner, radiator.

### **Kitchen / Dining Room**

23' x 10'8

Double glazed window to rear, double glazed French doors to rear opening to rear garden, range of eye level and base units, inset sink with mixer tap and drainer, space for appliances, part tiled walls, radiator, internal door to garage.

### **Bedroom Four**

11'5 x 9'8

Double glazed window to front, radiator.

### **Bathroom**

Obscure double glazed window to side, white suite comprising low level w.c, pedestal wash hand basin, free standing rolltop bath with mixer tap and shower attachment, built in storage cupboard, part tiled walls, heated towel rail.

### **Landing**

Double glazed Velux style window to side, feature beam, loft hatch, radiator.

### **Bedroom One**

52'5"36'1" x 32'9"26'2"

Double glazed window to rear, built in wardrobes, radiator, door to:

### **En-Suite Shower Room**

Double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with tiled splash back, shower cubicle, heated towel rail, built in storage cupboard, feature beam.

### **Bedroom Two**

16'11 x 7'7

### **Bedroom Three**

12'2 x 9'10

Double glazed Velux style window to side, window seat, radiator.

### **Separate W.C**

White suite comprising low level w.c, wash hand basin with tiled splash back.

### **Garage**

16'6 x 14'6

Up and over door, double glazed French doors to rear opening to rear garden, power and light.

### **Driveway**

Leading to garage, providing off road parking space.

### **Garden**

Mainly laid to lawn, decked area, patio area, flowers, trees and shrubs, walled and fenced surround.

## **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 D

## **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.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1685 ft<sup>2</sup>  
Reduced headroom  
23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

GIRAFFE360



# Directions

Please use postcode of PE24 5HT

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	

  

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	

