



BRITISH  
PROPERTY  
AWARDS

2024

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GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**The Squirrels**

Gunby Road, Orby, Skegness, Lincolnshire. PE24 5HT

**BELL**





## The Squirrels

Orby, Skegness

The Squirrels is a well-appointed, detached bungalow – recently enhanced by the addition of an air source heat pump. Providing spacious accommodation, including a generous open-plan living-dining room; the property boasts a beautiful rear garden and driveway parking to the front. The converted garage space offers a further reception area, or third bedroom. The property benefits from photovoltaic panels.

Orby, a village with Church, village hall, public house, is conveniently located five miles from the coastal resort of Skegness (with a full range of services and amenities) and nine miles from the well-served market town of Spilsby.

### ACCOMMODATION

**Hallway** with uPVC double glazed obscure front entrance door, carpeted floor, radiator and ceiling light. Doors to bedroom / garden room, bathroom and wood windowed double doors to:

**Living / Dining Room** having uPVC double glazed windows to front and side aspect; carpeted floor, radiators, TV point, ceiling lights and power points. Wood doors to bedrooms and to:

**Kitchen** having uPVC double glazed window to front, obscure patio door to side aspect; a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for under counter washing machine, fridge and freezer, Hotpoint oven, four ring induction hob beneath extractor canopy. Tile effect flooring, radiator, ceiling spotlights and power points.





**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, radiator, built in airing cupboard, loft access hatch, TV point, ceiling light and power points.

**Bathroom** having uPVC double glazed obscure window to rear aspect; panel bath with electric shower over and tiled surround, wash hand basin to vanity unit, low level WC. Tiled floor, radiator and ceiling light.

**Bedroom / Garden Room** with uPVC double glazed window to front, French doors to rear aspect; TV point, radiator, loft access hatch, TV point, ceiling lights and power points.

## OUTSIDE

The Squirrels is approached to the front, via a gravel driveway providing ample off-road parking and turnaround space for multiple vehicles. The front garden space is laid to lawn, with paved pathways leading through side personnel gates to the child and pet friendly, secure rear garden. Electric power point

The rear garden is landscaped to provide paved and brick paved patio seating spaces, south-facing, alongside lawn, trees and mature beds. To one corner stands a timber framed garden shed. Electric power point



**East Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: tbc**

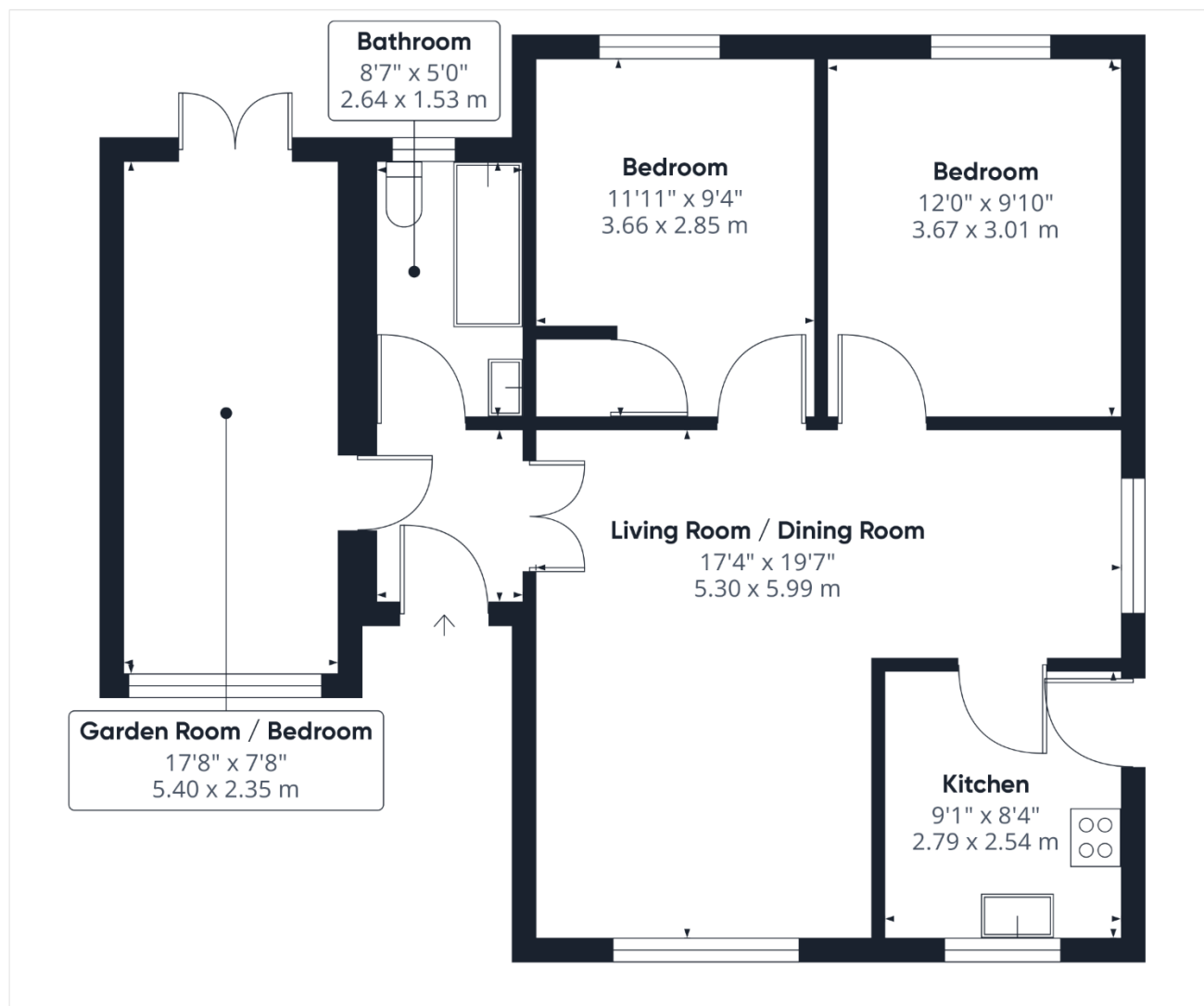
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office

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