

Innisfree Orby Road, Addlethorpe, PE24 4TR

Price £315,000



Are you looking for a residence that has the potential to either accommodate an extended family or are you looking for a large 3/4 bedroom home? Then look no further!! This fabulous, deceptively spacious detached property offers two reception rooms, two kitchens, two bathrooms and 3 Bedrooms (1 en suite). With Open Views to the front and a large driveway providing ample parking we urge you to view this lovely abode immediately.

Located in the semi rural village of Addlethorpe, handy for the neighbouring coastal resorts of Chapel St. Leonards and Skegness and only a short distance from the historic market town of Alford, this spacious home is ideally placed for local schools, shops and amenities which the neighbouring towns and villages have to offer.

With the advantage of Oil Fired Central Heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

Entrance Hall

L-shaped. With UPVC Double Glazed front door and side screen. Power points. Thermostat control switch for central heating.

Kitchen/Diner

11'1" x 15'9"

With fitted 'Burford Grey' kitchen which includes wall and base units with wooden work surfaces over and incorporates a wine rack, plate rack and pull out tray/chopping board. White ceramic one and a half bowl sink unit and drainer with mixer tap. Co-ordinating metro style wall tiles. LPG 'Leisure' 5 burner range oven with hot plate included in the sale. Integrated fridge. Radiator. Power points. Cupboard housing 'Firebird' oil combination boiler. Consumer unit. UPVC Double Glazed door to:-

Back Hall

With UPVC Double glazed rear access door. Tiled floor.

Lounge

13'8" x 15'9"

With dual aspect windows. Radiator. T.V. Aerial point. Power points.

Study

8'10" x 8'10"

Power points. Radiator. Oak staircase to landing.

Sitting Room

10'10" x 14'1"

Radiator. T.V. point. Power points. Door to:-

Second Kitchen

13'8" x 7'10"

Fitted wall and base units in 'Grenwich Ivory' with wood effect work surfaces over. One and half bowl stainless steel sink unit and drainer with mixer tap. Breakfast bar. Plumbing for automatic washing machine. LPG Gas cooker included. Smoke alarm. Cream mermaid board to walls. Cushion flooring. UPVC Rear access door.

Bedroom 3

10'11" x 11'3"

Radiator. Power points.

Shower Room

With large walk in shower with black sparkle mermaid board wall behind. Wash hand basin set in vanity unit. Back to wall push button flush w.c. Tiled walls. Tiled floor. Heated towel rail.

Bathroom

With panelled bath with mixer shower attachment. Wash hand basin and push button flush w.c. set in vanity unit with cupboard. Grey/white sparkle mermaid board to walls. Heated towel rail. Extractor fan.

Arranged from the Landing

Bedroom 1

13'6" x 21'9"

Three fitted wardrobes. Loft access to the roof space. 2 Radiator. T.V. Aerial point. Power points. Two loft accesses to the side voids.

Bedroom 2

13'06" x 14'00"

Radiator. Two loft accesses. Power points. Access to:-

Dressing Area

5'2" x 7'10"

En-suite Shower Room

With walk in shower. Pedestal wash hand basin. Low level flush w.c. Access to the loft space. Chrome heated towel rail. Extractor fan.

Driveway

With In and out driveway and further block paved driveway to the side which leads up to the detached Garage.

Garage

With up and over door. Electric lighting and power. Personal access door.

Large Timber Log Cabin

19'8" x 16'4"

With double opening doors. Sealed unit double glazing. Power points. T.V. Aerial point. Fitted kitchen cupboards. Consumer unit. Furniture negotiable. Decked area to the outside.

Gardens

The property stands on a good sized plot with well tended lawned gardens which feature two Pink Lady apple trees and an ornamental gravelled border to the rear. The garden is made most private with hedging to one side and fencing around the rest of the property. A large timber cabin with it's own decked area stands in the gardens together with a Summer house and 2 Garden sheds which are to be included in the sale. The property has the added benefit of three exterior lights to the front and one to the rear. It also benefits from external taps to the front and rear.

Additional Information

The vendor has upgraded the property to a high standard which includes re-plumbing, re-wiring, smoke alarms in the hallway and on the landing and the installation of a new boiler approx three and half years ago. It also benefits from 19mm thick 'howdens' oak flooring to most rooms downstairs together with either oak or pine window sills to most windows and attractive internal doors. The home is also dressed with high quality brand new furniture (hardly used) to some rooms which the vendor will happily sell should any prospective buyer be interested.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

Making an Offer

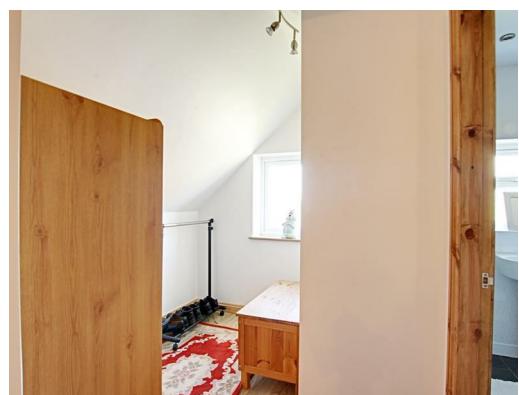
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

Website

All details also available on our website www.choiceproperties.co.uk

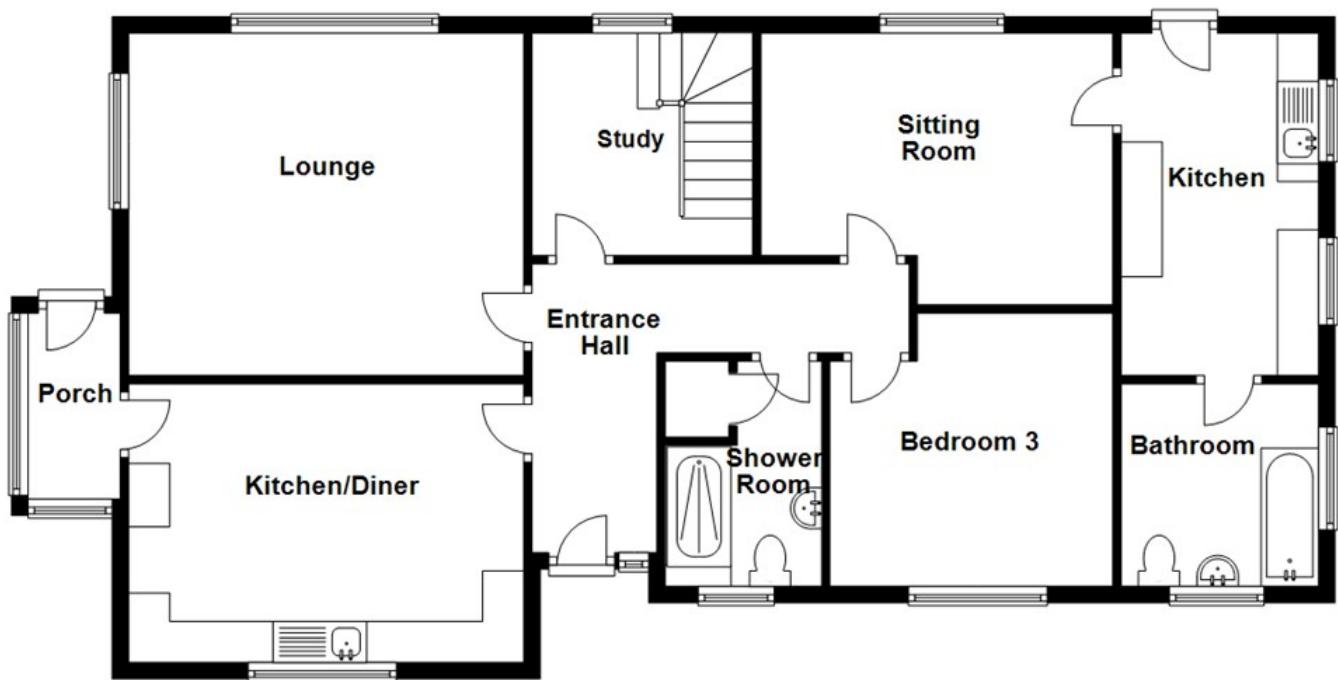
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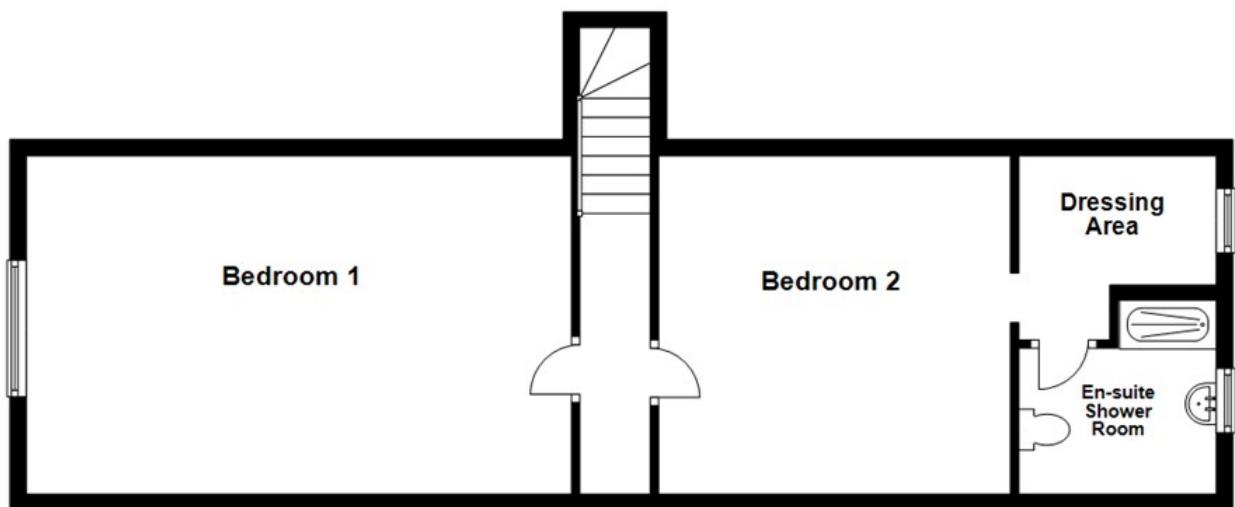




Ground Floor



First Floor



Directions

Please enter the postcode PE24 4TR into your sat nav for full directions.

