



Fairway, Orby Road, Addlethorpe

Offers Over £400,000



**Willsons**  
SINCE 1842

Fairway, Orby Road,  
Addlethorpe, Skegness,  
Lincolnshire, PE24 4TR

### "AGENT'S COMMENTS"

*Situated in the village of Addlethorpe just moments away from the beaches and coastal resorts. 'Fairway' offers an extensive accommodation and the potential to be an adaptable property for multi-generational living or holiday let. Benefitting from a gated yard having its own access, timber workshop and triple bay open barn with power connected. The property is offered with no onward chain and viewings are highly recommended to appreciate the versatile space.*

### LOCATION

*Addlethorpe is a small village lying approximately 2 miles west of Lincolnshire's east coast. There are primary schools and doctor's surgeries in the neighbouring villages of Ingoldmells and Chapel St Leonards. The coastal town of Skegness is situated approximately 5 miles to the south east being home to a grammar school and a comprehensive secondary school along with a variety of shops, banks, eateries, supermarkets, a hospital and bus and train stations. There is also a variety of clubs and societies as well as leisure facilities including swimming pools, cinema and theatre.*



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### Front Of Property

Approached over a 'Carriage Driveway' and gravelled parking area leading to the entrance porch and sides of the property. Having boundaries of mature hedging, brick built wall and timber fencing.

### Entrance Porch

16'6" x 3'2" (5.03m x 0.97m)

With tiled flooring, uPVC door and windows to the front of the property.

### Lounge/Dining Room

32'10" x 21'1" (10.01m x 6.43m)

With inset multi-fuel burner in brick and wood surround, carpeted flooring, built in cupboard, bay window with seating area to the front of the property and French doors to the rear of the property.

### Kitchen

13'10" x 12' (4.22m x 3.66m)

Having a range of base and wall units, tiled splashbacks, double electric oven, ceramic hob, extractor hood, 1.5 composite resin sink and mixer taps, space for American fridge freezer, dining breakfast bar, vinyl flooring, window and door to the side of the property.

### Inner Hallway

With carpeted flooring and access to the loft space.

### Utility

9'11" x 6'10" (3.02m x 2.08m)

With a range of base and wall units, tiled splashbacks, stainless sink and mixer taps, space and plumbing for a washing machine, space for tumble dryer, oil fired boiler, vinyl flooring, window and door to the side of the property.

### Bedroom One

21'1" x 9'9" (max) (6.43m x 2.97m (max))

With carpeted flooring, access to loft space and window to the front and side of the property.

### En-Suite

8'5" x 6'4" (2.57m x 1.93m)

With enclosed shower cubicle having electric shower, vanity unit with sink and drawers, WC, airing cupboard, heated towel rail, vinyl flooring and window to the side of the property.

### Bedroom Two

18'9" x 10'4" (5.72m x 3.15m)

With carpeted flooring and window to the rear of the property.

### Bedroom Three

13'5" x 9'11" (4.09m x 3.02m)

With carpeted flooring and window to the rear of the property.

### Bedroom Four

13'10" x 8'5" (4.22m x 2.57m)

With carpeted flooring and window to the side of the property.

### Bathroom

10'5" x 9'11" (3.18m x 3.02m)

Fully tiled throughout with sink, WC, sunken bath, built in storage cupboards and dual aspects windows to the side of the property.

### Rear Garden

Predominately laid to grass with slabbed patio area adjacent to the property, raised decking seating/dining area enclosed with timber balustrade railing, foot gate giving access to the yard, all situated in an enclosed secure space bordered with timber fencing.

### Summerhouse

9'7" x 7'5" (2.92m x 2.26m)

Of timber built construction, insulated throughout, having power and light connected and further store area located to the side of the summerhouse.

### Shed/Store

Of timber built construction with single door access.

### Yard

Accessed via timber security double gates to the side of the property and over a gravelled driveway leading to ample turning space and yard

### Workshop & Triple Bay Open Barn

Of timber built construction with three open bays, power and light connected and timber workshop/store.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 8236-0427-4600-0207-0226

### Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil fired boiler.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

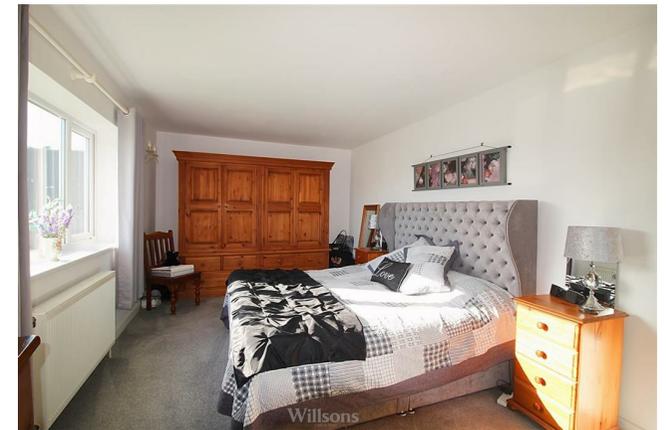
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

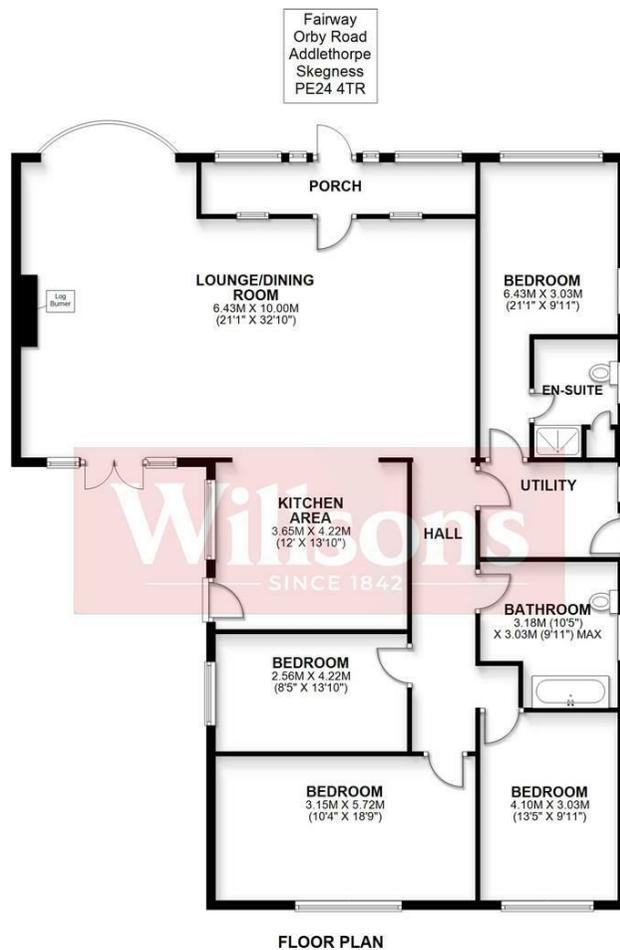
### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

///gathering.wool.chill





TOTAL AREA: APPROX. 170.5 SQ. METRES (1834.8 SQ. FEET)

**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

