

Buy. Sell. Rent. Let.



55 Drummond Road, Skegness, PE25 3EQ



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2



2

£165,000

When it comes to  
property it must be

  
lovelle





£165,000

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  2

- Key Features**
- Generous Period Semi Detached House
  - Close to Beach & Town Centre
  - Breakfast Kitchen & Large Utility Room
  - Downstairs WC & Family Bathroom & Further Shower Room

- Lounge & Dining Room
- Five Bedrooms
- EPC rating D
- Tenure: Freehold









For sale with NO ONWARD CHAIN! Great sized, semi-detached period house with accommodation comprising; entrance hallway, lounge with bay window, dining room, kitchen-diner, large utility room, downstairs wc with bathroom and three bedrooms to the first floor and two further bedrooms and shower room to the second floor. With gas central heating and majority UPVC double glazing (one small window wooden sealed unit double glazed). In the agent's opinion although the property does require some works to finish the renovation (plastering and decorating mainly to the hall, stairs and landings) the majority of the hard work is done with modern bathroom, WC with attractive tiling, modernised kitchen, double glazing and modern combi boiler and the majority of the rooms re-decorated. For someone happy to complete the final jobs they will end up with a fantastic, spacious home that is close to the beach and town centre (both within 500 metres)! The property has a block paved frontage and a low maintenance rear garden which other neighbours have utilised and created a driveway accessed off the service road behind.

### Entrance

Entered via a Johid wooden front door leading into the hallway which has stairs leading to the first floor, radiator, open access into the dining area as well as door into;

### Lounge

3.66m x 3.63m (12'0" x 11'11")

(maximum dimensions) With a bay window to the front aspect, radiator, modern fire surround (open fire behind subject to testing and sweeping), decorative coving and picture rail, half panelled walls, fitted cupboards, into either side of the chimney breast.

### Dining Area

3.86m x 3.1m (12'8" x 10'2")

Has a UPVC window to the rear elevation and small single glazed window to the side aspect, radiator, brick fireplace and access into;

### Kitchen

4.62m x 2.9m (15'2" x 9'6")

Comprising of wall, base and drawer units with worktop space over, inset single drainer sink, integrated electric oven, electric halogen hob with hood over, spotlights, radiator and UPVC window to the side aspect, Combi Boiler. There is access into the rear hallway.

### Rear Hallway

With UPVC door leading to the rear garden, radiator and open access into the utility area;

### Utility Area

2.54m x 1.91m (8'4" x 6'4")

With a UPVC window to the side aspect, space and plumbing for a washing machine and tumble dryer. There is also a door into the WC.

### WC

With WC, wash hand basin inset into vanity storage, half tiled walls, laminate flooring.

### Landing

With loft access, stairs to the second floor, understairs storage cupboards and doors leading into the following rooms;

### Bedroom One

5.08m x 3.63m (16'8" x 11'11")

With UPVC window to the front elevations and radiator.

### Bedroom Two

3.89m x 3.15m (12'10" x 10'4")

With UPVC window to the rear aspect and radiator.

### Bedroom Three

2.92m x 2.74m (9'7" x 9'0")

With UPVC window to the rear aspect and radiator.

### Bathroom

With freestanding bath with mixer tap/shower attachment, pedestal wash hand basin, WC, fashionable black ladder style radiator, attractive tiled floor, half panelled walls (plastering, to the walls and ceiling is required to fining this room)

### Second Floor Landing

With Velux style window, doors leading to;

### Bedroom Four

3.17m x 1.7m (10'5" x 5'7")

With UPVC window and radiator.

### Bedroom Five

3.61m x 2.69m (11'10" x 8'10")

With UPVC window and radiator.

### Shower Room

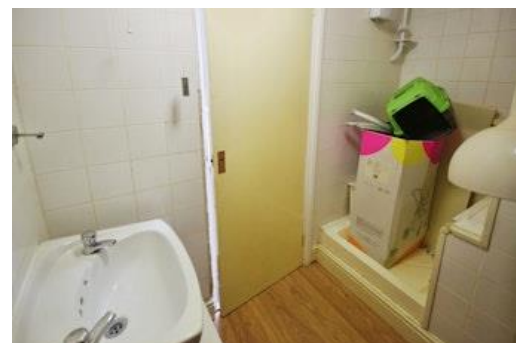
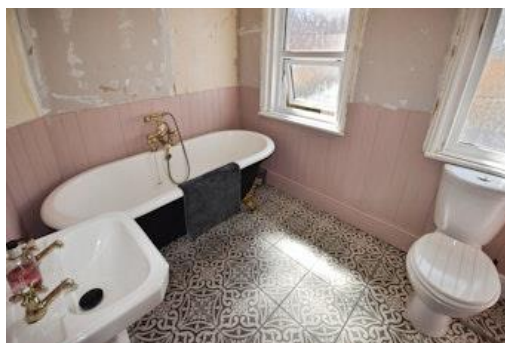
Shower, WC, fitted with shower tray, electric shower, pedestal wash hand basin, laminate flooring, tiled walls and radiator.

### External

The property has a block paved frontage. Gated side access leads to the rear where the property benefits from a rear garden which is low maintenances, laid to gravel and concrete. A service road to the rear, (subject to the necessary consents) off road car parking could be utilised via this service road and changing fencing to gates to access the concrete hardstanding into the rear garden.

### NB

In the agent's opinion, most of the hard work has been done, however the property does require plastering and decorating throughout, all walls, stairs and landings.



## Services

The property has gas central heating, mains sewerage, mains water and electric. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

Within 500 metres of the beach and town centre!

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. At the end of the road turn right onto Drummond Road and the house will be found on the left hand side.

## Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/properties/Pz8VTJRLxsLWSRB74ZskX4/view#property>

## Material Information Data

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: No broadband connection

Parking: Rear and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: D

## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

## Mortgage Advice

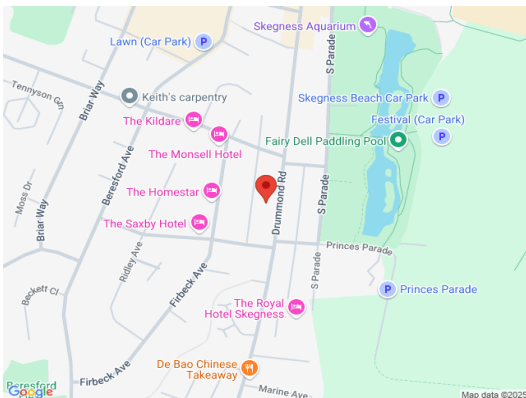
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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