

Buy. Sell. Rent. Let.



252 Drummond Road, Skegness, PE25 3AB



5



2



3

£425,000

When it comes to  
property it must be

  
lovelle



£425,000

 5
  2
  3

### Key Features

- NO ONWARD CHAIN
- 4/5 Bedrooms
- Well Presented Substantial Detached House
- Large Rear Garden
- Tandem Garage and Resin Driveway
- Three Reception Rooms
- EPC rating D
- Tenure: Freehold





SOUGHT AFTER SEACROFT LOCATION! NO ONWARD CHAIN! Well presented Detached Five bedroom house with three reception rooms. Accommodation comprises; Spacious hallway, Lounge with multi fuel burner, Dining Room with Bi-fold doors to garden, Sitting Room with Bay window, convenient downstairs WC, four double bedrooms and further single study/fifth bedroom, bathroom with additional WC. Good sized rear garden, resin driveway, majority UPVC double glazing, Large TANDEM GARAGE with through access to the rear and large concrete area. Located in the sought after Seacroft area of the town and is almost opposite the prestigious Seacroft Golf course! Lovely area also within a few hundred metres of the beach! There are pubs/restaurants and a handy parade of shops all within 1/2 a mile! The Gibraltar Point Nature reserve is also only 2 miles down the road!!

### Porch

Entered via UPVC front door with UPVC windows and door to;

### Hall

With stairs to the first floor, porthole style leaded and stained-glass window, doors to the sitting room and;

### Sitting Room

4.5m x 4.24m (14'10" x 13'11")

With UPVC bay window to the front aspect, radiator, wall lights, coving.

### Lounge

7.17m x 3.63m (23'6" x 11'11")

With UPVC window to the front aspect, multi fuel burner, coving, two radiators, French doors to;

### Dining Room

3.95m x 3.35m (13'0" x 11'0")

With Bi-fold doors to the rear garden, radiator, door to;

### Kitchen-Diner

6.58m x 3.06m (21'7" x 10'0")

With Karndean flooring, two UPVC windows to the rear aspect, fitted with range of base and wall cupboards, with worktops over, ceramic sink, range style cooker, extractor over, space for fridge freezer, space for washing machine and tumble dryer, integrated wine cooler, radiator, cupboard housing the combi boiler, spotlights, door to;

### Lobby

With radiator, UPVC door to the rear garden, door to;

### WC

With UPVC window to rear aspect, low level WC, wash hand basin inset to vanity, tiled walls.

### Landing

With UPVC window to the rear aspect, loft access (with ladder, boarded and light), radiator.

### WC

With window to the rear aspect, low level WC.

## Bathroom

2.41m x 2.42m (7'11" x 7'11")

With UPVC window to the rear aspect, separate shower and bath, pedestal wash hand basin, low level WC, spotlights, ladder style radiator (please note bathroom is fed via a pressurised hot water system/immersion, pumped to ensure good water pressure.

## Bedroom One

4.59m x 3.59m (15'1" x 11'10")

With UPVC bay window to the front aspect, radiator.

## Bedroom Two

3.58m x 3.58m (11'8" x 11'8")

With UPVC window to the front aspect, radiator.

## Bedroom Three

3.62m x 2.99m (11'11" x 9'10")

With UPVC window to the rear aspect, radiator.

## Bedroom Four

2.27m x 3.63m (7'5" x 11'11")

With UPVC window to the front aspect, radiator.

## Bedroom Five/Office

2.61m x 1.75m (8'7" x 5'8")

With UPVC window to the rear aspect.

## Outside

A resin drive leads to the drive through tandem garage and the front garden is laid to lawn. The rear garden has a large patio area and large lawn with a central feature of a mature Walnut tree. The garden is enclosed by walling and fencing.

## Tandem Garage

9.8m x 2.59m (32'2" x 8'6")

With electric up and over to the front and electric roller door to the rear offering the ability to drive through to the rear garden where there is a further concrete driveway/hardstanding area. With power and light, personnel door to the rear.

## Services

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

Located in the sought after Seacroft area of the town and is almost opposite the prestigious Seacroft Golf course! Lovely area also within a few hundred metres of the beach! There are pubs/restaurants and a handy parade of shops all within 1/2 a mile! The Gibraltar Point Nature reserve is also only 2 miles down the road!

## Directions

From our office follow the A52 south onto the one way system taking the first left onto Lumley Road. Before the clock tower take a left hand turn onto Drummond Road. Continue down Drummond Road and the property will be found on the right hand side just before the gold course marked by our for sale board.

## 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/sale/2YF3S5gWPNAeatwUnHr4nx/view>

## Material Information Data

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Great

Parking: Garage and Driveway

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  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

### 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 comprehensive.

GROUND FLOOR



1ST 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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01754 769769

skegness@lovelle.co.uk