

Buy. Sell. Rent. Let.



145 Drummond Road, Skegness, PE25 3BT



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OIRO £250,000

When it comes to  
property it must be

  
**lovelle**



OIRO £250,000



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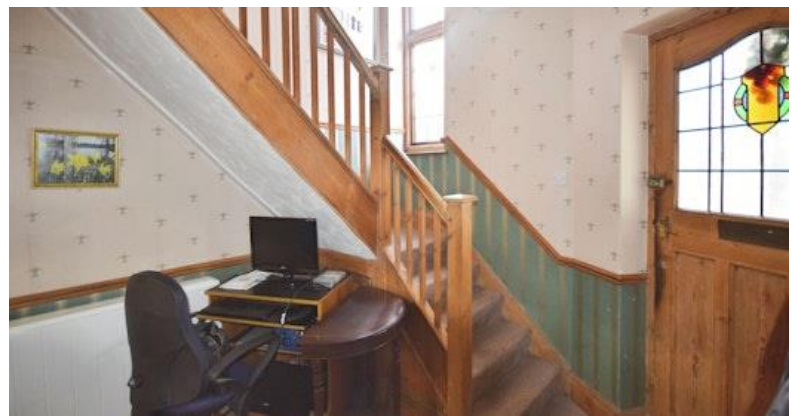
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#### Key Features

- Close To The Beach
- Spacious, Extended Home
- Lounge & Sitting Room both with Bay Windows
- Kitchen-Diner & Conservatory
- Downstairs WC, Stylish Family Bathroom
- Driveway & Garage
- EPC rating E
- Tenure: Freehold





Wow, extended, spacious home CLOSE TO THE BEACH! This superb size property is located in the fantastic Seacroft side of town within 500 metres of a handy parade of shops, the prestigious Seacroft Golf Club and the miles of golden sandy beach and numerous restaurants/pubs plus the town centre and train station are less than a mile away! The accommodation comprises; entrance porch, spacious hallway/study area, lounge with bay window, sitting room with bay window, kitchen-diner with French doors to conservatory, downstairs wc, spacious landing/reading nook area, upstairs modern re-fitted bathroom with both bath and separate, large shower enclosure and five bedrooms! The property has modern electric storage heating (all programmable and thermostatically controllable, plus 'boost' functions for unexpected cold snaps), fitted in 2021 which benefits from economy 10 tariff so you can capitalise on 10 hours of lower tariff/off peak energy per day! Solar water heater. The property has majority UPVC double glazing but retains two pretty, original leaded and stained glass windows bringing out the character of the house! Outside the property has a paved frontage with dwarf walling and driveway leading to the integral garage (3.6m/12' long) and an enclosed, low maintenance paved rear garden with useful storage shed.

### Porch

Entered via a UPVC door with UPVC windows, leaded and stained glass door to;

### Hall/Study Area

3.7m x 2.47m (12'1" x 8'1")

With leaded and stained glass full window to the front aspect, Dimplex electric storage heater, doors to;

### Sitting Room/Dining Room

4.17m x 4.14m (13'8" x 13'7")

With UPVC bay window to the front aspect, Dimplex electric storage heater.

### Lounge

4.16m x 4.05m (13'7" x 13'4")

With UPVC bay window to the front aspect, Dimplex electric storage heater.

### Kitchen/Diner

7.01m x 2.86m (23'0" x 9'5")

With UPVC window to the rear aspect, larder cupboard, fitted with range of base and wall cupboards, with work surfaces over, stainless steel sink, space for American fridge freezer, space for washing machine, space for electric cooker, extractor over, Dimplex electric storage heater, door to the rear porch and French doors to;

### Conservatory

3.05m x 2m (10'0" x 6'7")

Of brick and UPVC construction, UPVC door to the garage, laminate flooring, Airmaster panel heater.

### Rear Porch

Stable door to rear garden, door to;

### WC

With UPVC window to the rear aspect, low level WC.

### Landing/Reading Nook

Leaded and stained glass window to the front aspect, Dimplex electric storage heater, loft access with drop down ladder (insulated, boarded and light) doors to;

### Bedroom One

4.13m x 3.66m (13'6" x 12'0")

With UPVC window to the front aspect, Dimplex electric storage heater.

### Bedroom Two

3.81m x 2.77m (12'6" x 9'1")

With UPVC window to the front aspect, fitted wardrobes, laminate flooring, Dimplex electric storage heater.

### Bedroom Three

3.91m x 2.55m (12'10" x 8'5")

With UPVC window to the front aspect, fitted wardrobes, Dimplex electric storage heater.

### Bedroom Four

2.89m x 2.19m (9'6" x 7'2")

With UPVC window to the rear aspect, Airmaster panel heater.

### Bedroom Five

2.86m x 2.77m (9'5" x 9'1")

With UPVC window to the rear aspect, Airmaster panel heater.

### Bathroom

2.86m x 2.46m (9'5" x 8'1")

With two UPVC windows to the rear aspect, Chrome ladder style radiator, laminate flooring, separate shower cubicle and panelled bath, wash hand basin within vanity, low level WC.

### Outside

To the front is dwarf walling, paved front garden and driveway leading to the garage. The rear garden is laid in low maintenance paved style with shed, enclosed by fencing with gated access opening onto Syne Avenue. Please note there is a small parcel of land opposite this pedestrian access that also belongs to the property.

### Garage

3.64m x 2.62m (11'11" x 8'7")

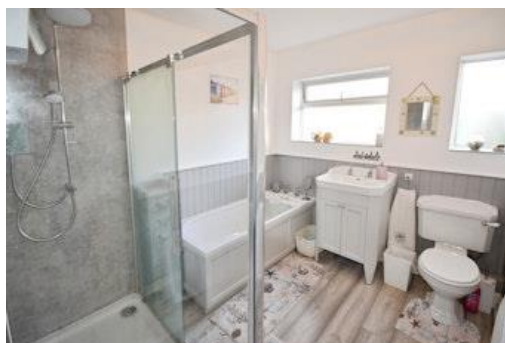
With up and over door to the driveway, UPVC door to conservatory, Window to the side aspect, power and light.

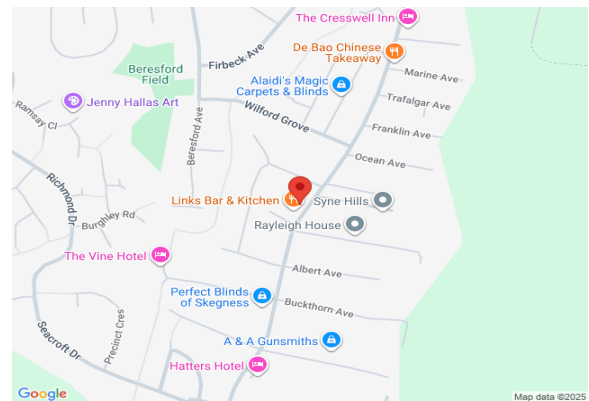
### Services

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 right hand turn onto Drummond Road. Continue down Drummond Road and the property will be found on the left hand side just before the golf 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/FjsRmZUinMHt3Rd7fF7K8R/view>

## Material Information Data

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: Solar Water Heater

Water supply: Mains water supply

Sewerage: Mains

Heating features: Double glazing, Night storage, and Solar water heater

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, 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

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.

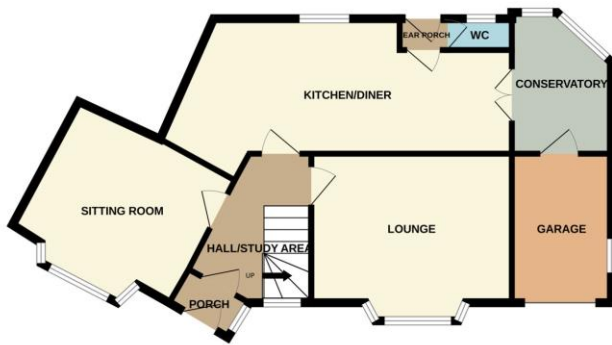
### Agents Notes

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.

### Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

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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When it comes to **property**  
it must be

  
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