



The Sherwood, 11 Rutland Road,
Skegness, Lincs, PE25 2AZ



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£299,950

NO CHAIN. EXCELLENT LOCATION FOR TOWN CENTRE AND SEA FRONT ATTRACTIONS.

An attractive property with 10 Guest Rooms (3 Deluxe) with En-Suite facilities, gas central heating, impressive Dining Room, Office area, Kitchen, Pantry/Freezer Room, Laundry/Cellar.

Versatile & Spacious Owners Accommodation with Lounge, Bedroom (up to 3 bedrooms if required), Bathroom, own central heating, yard/garden area. Car Parking. PHOTOS OF THE OWNERS ACCOMMODATION TO FOLLOW. WELL WORTH VIEWING. EPC Rating C



GROUND FLOOR

HALLWAY

Entrance door with coloured leaded glazed fan light, 2 radiators, modern Fire Alarm control panel, understairs desk with telephone point and light, inner doors, stairs leading off.

GROUND FLOOR DELUX BEDROOM 10' 10" x 14' 6" (3.30m x 4.42m) maximum into bay.

Superking or Twin - With bay window to the front elevation with sitting area, double leaf radiator

LARGE EN-SUITE SHOWER ROOM 12' 2" x 10' 11" (3.70m x 3.33m)

Fitted with a corner shower enclosure with screen doors, hand basin, W.C, tiled surround, radiator, chrome towel rail/radiator, rear single glazed window, extractor.

DINING ROOM 25' x 11' 11" (7.62m x 3.63m) minimum plus bay.

With a matching set 8 double tables and chairs with seating for 8 Rooms (covers for 16), two radiators, bay window to the front elevation overlooking the park.

OFFICE AREA 10' 2" x 6' 10" max (3.09m x 2.08m)

With desk.



LOBBY

With door to the rear.

KITCHEN 11'11" x 10'5" minimum plus lobby area and chimney breast recess (3.63m x 3.17m)

fitted with a comprehensive range of stainless steel shelving, worksurfaces, stainless steel table, double drainer stainless steel deep sink unit, hand basin, Parry hot cupboard, microwave, 6 burner gas cooker with canopy over, Lincat hot water boiler, dishwasher, wall mounted Main Medway boiler for Kitchen and Cellar and ground floor bedroom hot water supply, window, extractor, telephone point, door to:-

PANTRY / FREEZER ROOM 11'4" x 8'2" (3.45m x 2.49m) maximum.

With cold shelf, shelving, north facing window, extractor, large upright fridge and large upright freezer.

LOWER GROUND FLOOR

HALLWAY

With general storage area, built in linen cupboard housing the hot water cylinder for hot water supply to rooms 11 and 12, 2 radiators, Cellar access for the gas central heating boiler for the whole premises, Fire exit door (small yard area to rear).

OWNERS ACCOMMODATION

HALLWAY

LOUNGE 18'1" x 13' (5.51m x 3.96m)

with fireplace surround and wood burning stove, T.V aerial point, telephone point, double leaf radiator, pvc window to rear and pvc window and door leading to the good sized flagged yard/garden area, CCTV monitor and cameras to reception.

BEDROOM 14'11" x 10'11" wall to wall (4.54m x 3.33m)

With pvc window overlooking the garden area, T.V aerial point, double leaf radiator, light fitting and fitted six door sliding mirror fronted wardrobes.

BATHROOM 7'10" x 8'5" (2.38m x 2.57m)



with a 3 piece suite comprising bath with shower, pedestal hand basin, W.C, double leaf radiator, opaque pvc window, Ariston combi boiler (2018) for gas central heating to the Lower Ground Floor and hot water for the owners accommodation, built in storage cupboard, tiled splashbacks, extractor.

GUEST BEDROOMS

Showing the general arrangement of beds, all rooms with T.V and tea and coffee making facilities, vision blinds.

REAR GROUND FLOOR

These two rooms are currently used by the owners.

ROOM 11 15' x 11'4" (4.55m x 3.46m) overall

Twin – with window and radiator.

EN-SUITE SHOWER ROOM

With tiled shower, pedestal hand basin and shaver point, W.C, extractor.

ROOM 12 14'11" x 11'9" (4.55m x 3.6m) overall

Double – with pvc window and radiator.

EN-SUITE SHOWER ROOM

With tiled shower, hand basin with shaver point, W.C, pvc window.

FIRST FLOOR

LANDING

With two radiators, window, built in linen cupboard with window.

SHOWER ROOM

With tiled shower and extractor.

W.C

With window.



ROOM 1 20'1" x 11'4" (6.12m x 3.44m) overall

Superking or Twin – with radiator and pvc window to the rear elevation with vision blinds

EN-SUITE SHOWER ROOM

With large tiled shower with drying area, hand basin and W.C in a suite of furniture, window, extractor.

ROOM 2 12'3" x 11' (3.73m x 3.35m)

Double – with radiator and pvc window to the rear elevation.

EN-SUITE SHOWER ROOM

With tiled shower, pedestal hand basin and shaver light, W.C, extractor.

ROOM 3

Double – with pvc bay window to the front elevation with vision blind, sitting area, radiator.

EN-SUITE SHOWER ROOM

With tiled shower, hand basin, W.C, extractor.

STORE

With pvc window to the front elevation, racked out for storage.

ROOM 5 12'3" x 10' (3.77m x 3.06m)

Double – with pvc window to the front elevation, radiator.

EN-SUITE SHOWER ROOM

With tiled shower, hand basin with Shaver light, W.C, extractor.

ROOM 6

Double – with pvc window to the rear elevation, radiator.

EN-SUITE SHOWER ROOM

With tiled shower, hand basin and shaver light, W.C, extractor.

SECOND FLOOR

LANDING

With heater and access to roof, pvc skylight window.

DELUX ROOM 7 14'2" x 8'6" (4.32m x 2.61m)

Super King or Twin – with pvc window to the side elevation, radiator.

EN-SUITE SHOWER ROOM 8'8" x 10'3" (2.63m x 3.13m)

With a large shower enclosure with screen door, W.C. hand basin. Tiled surround, opaque pvc window, chrome ladder towel radiator, extractor.

DELUX ROOM 8 13'9" x 8'8" (4.20m x 2.63m)

Super King or Twin – with pvc window to the front elevation, radiator.

EN-SUITE SHOWER ROOM 8'10" x 8'9" (2.69m x 2.16m) minimum being shaped

With a large shower enclosure with screen door, W.C. hand basin. Tiled surround, opaque pvc window, chrome ladder towel radiator, extractor

OUTSIDE

The frontage has space for 4 cars. A path leads around to the rear of the property which includes good sized a yard/patio garden area, cold water tap. Access to the:-

CELLAR/STORE/LAUNDRY 12'4" x 11'11" (3.70m x 3.63m) maximum plus

side storage area and understood to be 'tanked' with plumbing for automatic washing machine, space for dryer and spaces for freezers and fridges all raised off ground. Gas central heating boiler. Pump for water pressure for the cold water.

TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

ASSESSMENTS

Rateable Value -

Taken from the Valuation Agency office website.

Council tax will be payable on the owners accommodation.

INCLUSIONS

The property is for sale as a going concern with the exclusion of the owners private possessions.

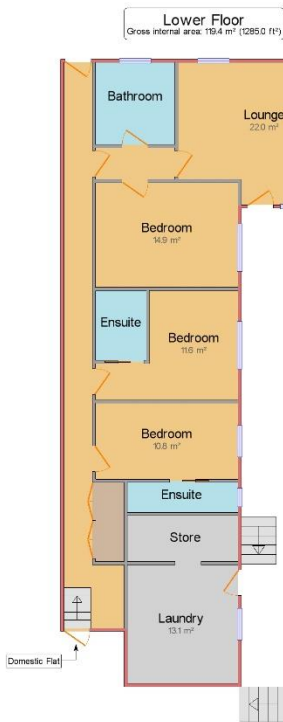
PREMISES LICENCE

Prospective purchasers to make their own enquiries regarding existence of same.

ACCOUNTS

May be made available to bona fide purchasers who have viewed the property.

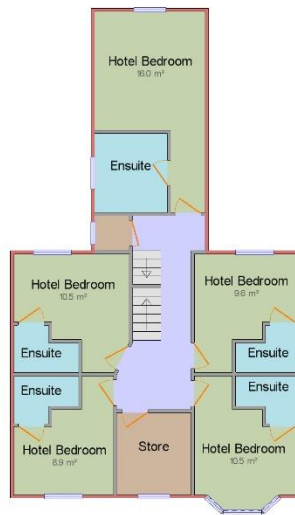




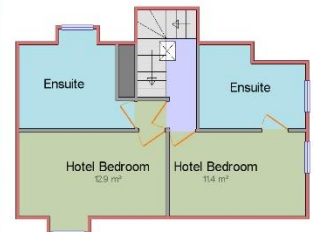
Ground Floor
Gross internal area: 104.0 m² (1119.9 ft²)



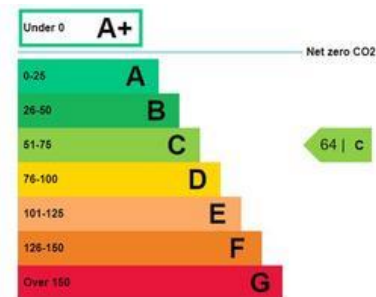
First Floor
Gross internal area: 96.4 m² (1038.0 ft²)



Second Floor
Gross internal area: 51.1 m² (548.8 ft²)



Drawings are for illustrative purposes only
Produced using Quick Sketch 3/17/24



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