



Ravensthorpe, 246 Drummond Road,
Skegness, Lincolnshire, PE25 3AB



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3



2

£475,000



Key Features

- BEAUTIFUL 3 STOREY RESIDENCE
- 4 BEDROOMS
- MASTER WITH EN-SUITE & DRESSING ROOM
- 26' DINING ROOM & BAR
- BESPOKE KITCHEN
- OFFICE & CINEMA ROOM
- EPC rating C
- Freehold





NO EXPENSE HAS BEEN SPARED in the recent renovation of this beautiful and characterful 3 storey residence with a low maintenance west facing garden and bespoke covered outdoor Living Area to the rear, just minutes from the beach and golf

Designed to provide relaxed family living with 4 Double Bedrooms, En-Suite & Dressing Room and a Family Bathroom. The spacious living areas have karndene flooring through the Reception and stunning 26' Dining Room & Bar. Clearview log burners feature in both the Lounge & Family Dining Kitchen which is fitted with a fabulous painted and burr oak Kitchen leading via aluminium bi-fold doors to the sunny garden. The top floor has an Office area and 20' Cinema Room. EPC Rating C

LOCATION

From Newton Fallowell Office in Skegness follow Roman Bank southwards and turn left into Lumley Road, the main shopping street, then approximately 50 yards before the Clock Tower turn right into Drummond Road. The property lies on the right hand side.

OUTER PORCH

With composite entrance door, side screens and fitted out for boots and shoes.

RECEPTION HALL

With inner door and glazed top lights, 2 feature traditional style cast radiators, stairs off with 'dog house' under and Karndene flooring through to the:-

W.C

With toilet with high flush, tiled floor and splashbacks, hand basin, radiator, downlights to the ceiling.

DINING ROOM & BAR 26' 9" x 12' 9" minimum plus bay and including chimney breast

With 'oak' Karndene flooring, walk in bay window to the front elevation and pvc window to the rear elevation with venetian blinds, 2 radiators. Featuring a built in bar with glass tiled bar top, built in fridge for a beer keg and pump, wine racks and drinks chiller, shelving, wall T.V point, wired in speakers (music centre available by separate negotiation), wall lights and chandeliers.

LOUNGE 27' 0" x 12' 9" including bay and chimney breast

With walk in pvc bay window to the front elevation with venetian blinds, two chimney breasts featuring a Clearview log burning stove set in a tiled hearth with mantle surround and matching shelving with downlights on the other chimney breast, radiator.

UTILITY KITCHEN 15' 3" x 4' 8"

Very stylishly fitted with a comprehensive range of base and wall units, worksurfaces and matching upstands, 1 1/4 bowl stainless steel sink unit with mixer tap over, spaces for washing machine and dryer, wall mounted 36kw Worcester Bosch gas central heating boiler, pvc Velux remote controlled skylight window with rain sensor (in case you forget to close it), tiled floor, microwave oven/grill, built in steam oven.

FAMILY DINING KITCHEN 22' 1" x 17' 9"

The stunning painted oak and burr oak kitchen is not the only stand-out feature of this family living area. There are bifold doors with integrated blinds leading west into the courtyard garden and a brick faced corner chimney breast with another Clearview log burning stove, quartz tiled floor, radiator. There are ample base and wall cupboards, drawers, housing for an american style refridgerator flanked by twin dresser style units, 6 gas burner range cooker set in a tiled and burr oak surround with extractor above, quartz worksurfaces with matching upstands and the island is granite with grooved drainer, matching granite chopping board, double bowl drainer and hose tap, integrated drinks fridge, integrated dishwasher, circular "butchers block" with curved burr oak doors, cupboards below the breakfast bar, radiator, pvc window.







FIRST FLOOR LANDING

TANK ROOM

With high pressure fast heat recovery hot water tank.

FAMILY BATHROOM 7' 10" x 6' 7"

Beautifully fitted with a bath on ball and claw feet with hand shower, W.C, hand basin on a stand, 2 traditional style towel radiators, tiled walls, pvc window with venetian blinds, downlights, underfloor heating with Ted Baker tiles.

MASTER BEDROOM 15' 5" x 11' 5"

With walk in pvc bay window to the front elevation, radiator.

EN-SUITE BATHROOM 7' 4" x 7' 1"

Stylishly fitted with a bath with two shower heads and screen over, hand basin and W.C set into a suite of furniture, tiled walls and tiled floor with underfloor heating, pvc window to the front elevation, 2 chrome vertical towel radiators, downlights, ceiling speakers.

DRESSING ROOM 12' 3" x 11' 0"

All fitted with hanging, shelving, pull out drawers, perimeter downlights, ceiling speakers, radiator, pvc window, underfloor heating, granite topped island with storage under, chandelier.

BEDROOM 2 15' 6" x 12' 6"

With walk in pvc bay window to the front elevation, access to roof space, perimeter downlights.

BEDROOM 3 11' 1" x 10' 0" minimum plus recessed built in wardrobe

With access to roof storage space, pvc window to the rear elevation, mirror fronted double wardrobe, radiator, perimeter downlights.

BEDROOM 4 12' 0" x 11' 0"

With window to the rear elevation, radiator, built in cupboards and wardrobes, access to roof space with pull down ladder (cold water tank storage), radiator,

2ND FLOOR LANDING

With storage cupboard, overstairs lighting.



OFFICE AREA 11' 9" x 6' 6"

With radiator, downlights to ceiling.

CINEMA ROOM \ BEDROOM 5 20' 7" x 11' 8"

With 2 radiators, room thermostat, downlights, T.V connections, low level lighting.

OUTSIDE

To the front is a low wall with wrought iron railings, rubber drive and paved front garden with a pretty "terrazzo" path to the front door being low maintenance and landscaped. A gated path leads to the rear.

The paved courtyard is bordered by cedar fencing and planters with lighting 'bricks', ample space for dining tables, sun beds and entertaining. Conduits under the patio house the cabling for all the exterior.

A bespoke outdoor living area has a pitched roof and covers the outdoor seating area with light, heating and power, T.V point. The 8 person Hot Tub may be available by separate negotiation.

There is a paved side area with 2 sheds for storage. Log Store and exterior lighting.

HEATING & WATER

A 300 gallon water tank feeds a pressurised system run off a 36kw Worcester Bosch boiler with a fast heat recovery tank. There is a water softener and pumped showers. Each floor has its own thermostatic controls.

SERVICES

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

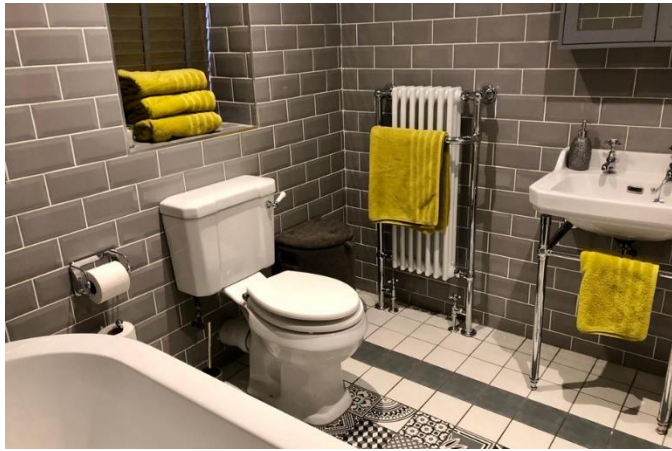
VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band E - 2023/24 - £2403.08





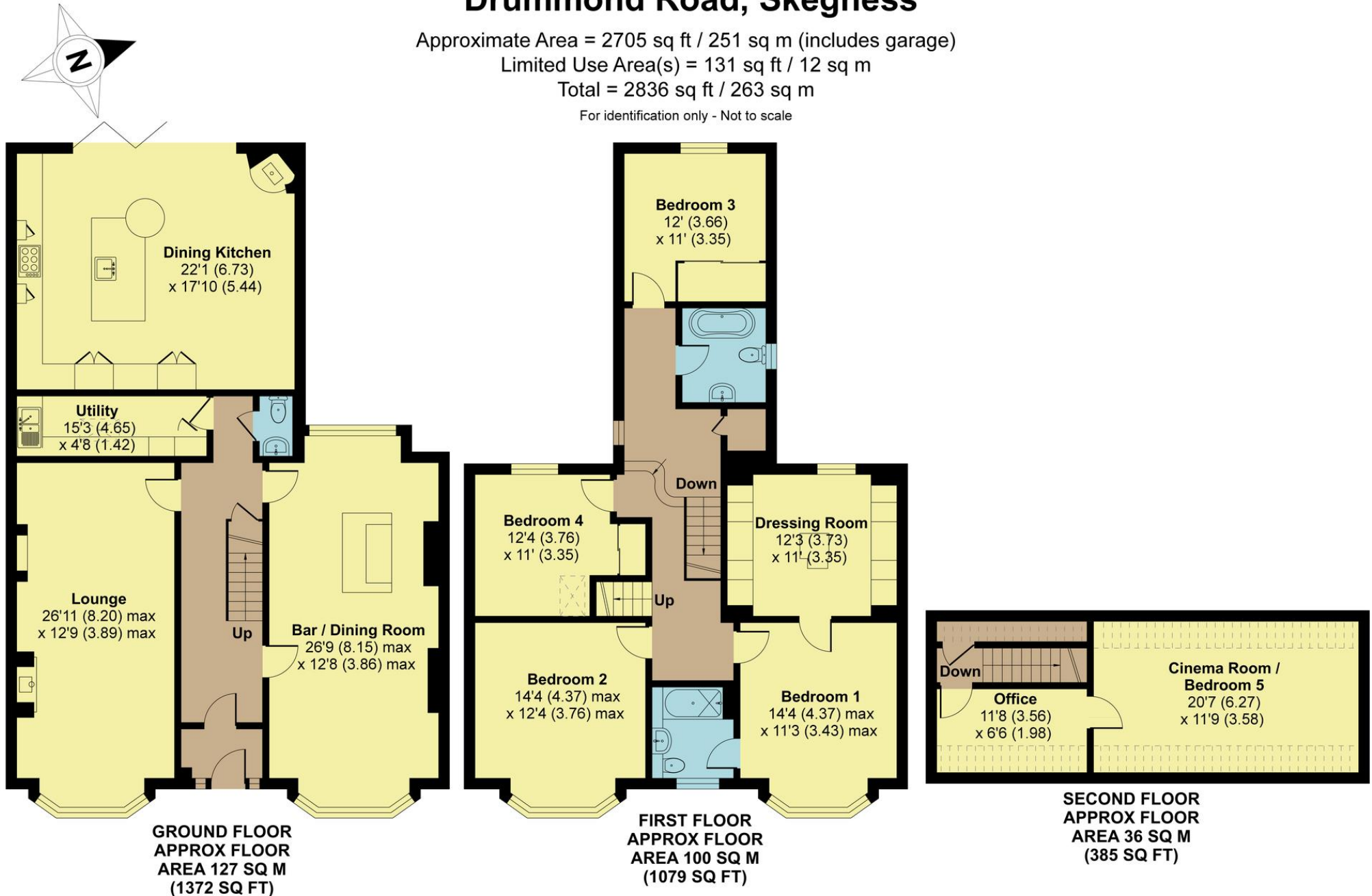
Drummond Road, Skegness

Approximate Area = 2705 sq ft / 251 sq m (includes garage)

Limited Use Area(s) = 131 sq ft / 12 sq m

Total = 2836 sq ft / 263 sq m

For identification only - Not to scale





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		