



Fairway House, 318 Drummond
Road, Skegness, Lincs, PE25 3AY



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£475,000

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Key Features

- NO CHAIN
- EXECUTIVE FAMILY RESIDENCE
- 'SHOW HOME' STANDARD
- STUNNING BREAKFAST KITCHEN
- FORMAL LOUNGE, DINING ROOM
- COOKS KITCHEN, UTILITY ROOM
- 4 EN-SUITE BEDROOMS
- GOLF COURSE & FARMLAND VIEWS
- SUPERB LOCATION
- EPC RATING C





The current owners present this Executive family residence to a "Show Home" standard and has made many stylish upgrades throughout to make this anything but a normal modern home!

The heart of the home lies on the ground floor, with a stunning breakfast kitchen opening to a super dining room, offering the option for a large entertaining space or individual spaces to relax and dine. The separate sitting room at the front of the property is a generous space with a circular pvc bay window with pleasant views of the front garden and golf course. Additionally, on the ground floor is a utility and cloakroom and a concealed Cooks Kitchen. The first floor accommodation includes master bedroom with en-suite bathroom and dressing area, bedroom to the front, shower room and three further bedrooms all en-suite, two of which enjoy a living area with balcony offering extensive views over the surrounding farmland.

Renovation works undertaken include, a new roof, new wiring with Cat 9, re-plastering, new ceilings, new plumbing and central heating system, smoke & heat alarms as well as solid oak flooring and internal woodwork. On the outside there are new soffits, fascias, guttering and the most impressive Siberian larch panelling to the extension as well as a decked area.

Adjoining single garage/workshop with automatic roller shutter door, enclosed gardens with lawns to front and rear with decked area, automatic entrance gates with intercom control system and driveway for several vehicles.

Situated in the locally named golden postcode area opposite the Seacroft Golf Links course and a short walk to the sandy beaches and nature reserve Gibraltar Point.

No upward Chain involved, this property must be viewed to appreciate this exquisite dwelling and exclusive location.



ENTRANCE PORCH 7' 0" x 3' 1"

With an outer oak door with Siberian Larch surround, an inner oak door, oak flooring and panelling leads to the:-

RECEPTION HALL 14' 7" x 11' 0" overall including stairs

A very striking and welcoming space with a fine oak and glass contemporary style staircase with plenty of space for furniture, a vertical radiator, 2 pvc windows with oak lined reveals, a large recessed built in cloaks cupboard, oak doors, skirtings and architraves and lovely oak flooring leading through to the:-

LOUNGE / DINER 30' 10" x 12' 5" including bay

With a semi circular pvc bay window to the front elevation with lovely outlook and oak panelling beneath, 3 radiators, pvc windows to the side elevation, inset decorative recessed fireplace with electric 'coal flame' fire, wall and ceiling lighting, hatch to the Kitchen.

DINING KITCHEN & FAMILY ROOM

27' 0" x 10' 10" / 12' 10"

Beautifully fitted with oak flooring and matching oak panelling to the sitting area, a breakfast bar and oak worktop, cupboards under and pendant lights over and a bank of full height cupboards with integral fridge and freezer, drinks fridge, larder cupboards. To the rear of the drinks fridge are services in case you want to add an integrated coffee machine etc. Wall T.V and satellite points, vertical radiator, leading to the Sun Lounge.

COOKS KITCHEN 9' 7" x 10' 0"

Beautifully fitted with oak worktops, ample base and wall units, inset double bowl sink unit with hose mixer tap, integrated dishwasher, 5 ring gas hob with extractor above, integrated microwave oven, built in oven, tall cupboards, electric fuses, oak floors, made to measure pvc splashbacks, pvc window, vertical radiator, downlights, hatch to the Lounge.

UTILITY ROOM 5' 5" x 6' 6"

With wall mounted Vaillant gas central heating boiler, space for washing machine, W.C, hand basin in wall hung cabinet, W.C, oak panelling, wall cladding (fireproof and washable) downlights, glazed screen, oak floor, radiator.





DINING & SUN LOUNGE 21' 0" x 11' 3"

With wide oak floorboards, panelled ceiling with downlights, 2 vertical radiators either side of the bi-fold doors, opening to the sun deck

STAIRS & LANDING

With oak and glass bannister, oak flooring and woodwork, access to roof space, vertical radiator, window over the stairs.

FRONT BEDROOM 5 11' 0" x 6' 10"

With oak window reveals, vertical radiator, oak flooring and woodwork, downlights, golf course view.

MASTER BEDROOM 17' 5" x 12' 6" including bay

With oak door with thumb print activated door handle, pvc bay window to the front elevation with fabulous views, oak flooring, vertical radiator, oak door to the overstairs built in cupboard, sliding oak door to the:-

EN-SUITE DRESSING ROOM & BATHROOM

15' 10" x 8' 11"

With oriel window with lovely front view and oak cill, oak flooring, wall panelling, range of 4 double doored wardrobes, raised oak plinth with a slipper bath with bath filler and hand shower, perimeter sensor lighting (that comes on in the night), stylish hand basin, W.C, vertical towel radiator, oak panelling to one wall, extractor, illuminated mirror, fabulous farmland views to the rear.

BEDROOM 2 13' 3" x 12' 5" overall

With pvc window to the side elevation with oak reveal, oak flooring and woodwork, trendy radiator, downlights, wall T.V point, sliding oak door to the:-

EN-SUITE SHOWER ROOM

With large shower enclosure with 2 shower heads, W.C, hand basin on a wall hung cabinet, chrome vertical towel radiator, extractor, wall cladding, extractor, downlights.

WALK IN SHOWER

With sliding oak door, large tray, wall cladding, opaque pvc window, body jets, rain drop and hand shower, downlights.



REAR LOBBY

With radiator, oak doors leading off.

BEDROOM 3 10' 2" x 9' 10"

With oak flooring, 2 radiators, downlights, wall T.V points, steps upto the SITTING AREA, oak flooring, skirting radiator, skylight pod, downlights, pvc door and side screen to the BALCONY, sliding oak door to the:-

EN-SUITE SHOWER ROOM

With a corner shower enclosure, wall cladding and oak panelling, W.C, vertical radiator, downlights and opaque pvc window.

BEDROOM 4 13' 3" x 14' 4" being shaped overall

With T.V points, range of built in wardrobes and concealed doorway, oak flooring, downlights, pvc window, pvc door and side screens to the BEDROOM AREA with skylight pod, radiator.

EN-SUITE SHOWER ROOM 6' 4" x 6' 8" being shaped

With bath with mixer tap and 2 shower heads over and oak panelled surround, W.C and hand basin in matching furniture, panelled walling, vertical towel radiator, pvc window, downlights.

BALCONY 21' 3" x 11' 6"

Being delightfully sunny and west facing with railings and a new fibreglass roof and both the rear bedrooms lead out onto it. The rear walls and the whole of the rear extension are clad in Siberian Larch.

OUTSIDE

A smart wall and electric gates with CCTV and Ring doorbell enclose the front and lead to a large lawned garden with pebbled shrub borders and a tarmac drive and turning parking bay leading to the:-

GARAGE 15' 10" x 9' 0" approx internal

With motorised roller shutter door, light and power, electric fuss, pvc window overlooking and timber door to the yard area and garden.

A gated path leads to the lower maintenance landscaped sunny west facing rear garden with a raised sun deck with perimeter lighting and barbecue area, garden with lawn, gravelled beds and mature shrub borders, gazebo seat, new fencing.



TENURE

Freehold.

SERVICES

The property has mains electricity, gas, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band F- 2023/24 - £2,979.87

CONTENTS

As the vendors are emigrating the furnishing contents may be available by separate negotiation. Blinds included.

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



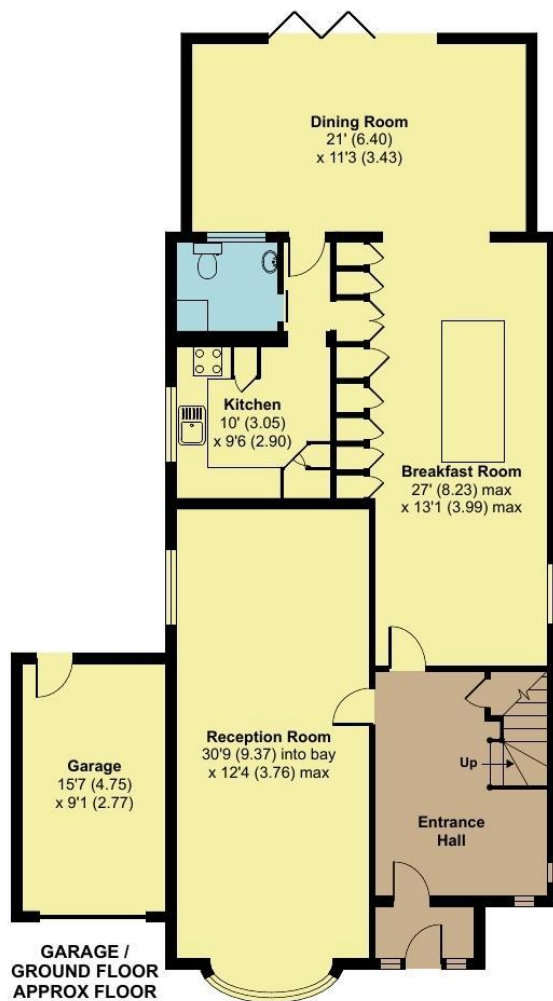




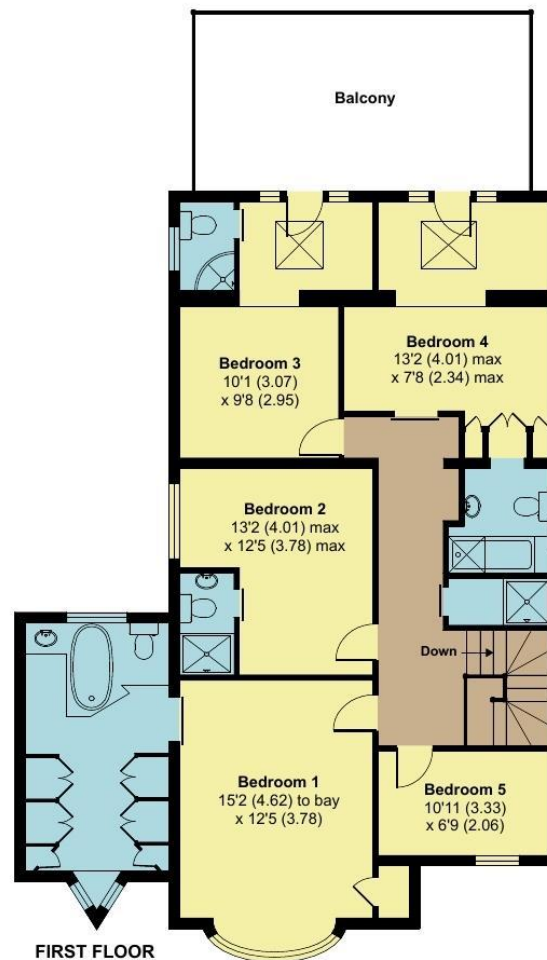
Drummond Road, Skegness, PE25

Approximate Area = 2709 sq ft / 251.6 sq m (includes garage)

For identification only - Not to scale



GARAGE / GROUND FLOOR
APPROX FLOOR AREA 138.5 SQ M (1491 SQ FT)



FIRST FLOOR
APPROX FLOOR AREA 113.1 SQ M (1218 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 927543

