



344 Drummond Road, Skegness,
Lincs, PE25 3AY



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£390,000

FREEHOLD



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Key Features

- SPACIOUS FAMILY HOME
- OPPOSITE SEACROFT GOLF COURSE
- LOUNGE, DINING ROOM & SUN ROOM
- BREAKFAST KITCHEN
- GROUND FLOOR W.C
- BATHROOM WITH SEPARATE SHOWER
- AMPLE PARKING & GARAGE
- EPC RATING C
- COUNCIL TAX BAND D





A spacious 4 Bedroom House situated in the sought after area of Seacroft with fabulous views over the Golf Course and convenient for the beach and the popular Gibraltar Point Nature Reserve. With Enclosed Porch, Entrance Hall, Lounge, Dining Room, Sun Room, Breakfast Kitchen and ground floor W.C. To the first floor are 4 Bedrooms and a Bathroom with separate Shower. There is a large block paved drive providing ample parking, Garage and an enclosed rear garden. Viewing is essential to appreciate this lovely family home. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via an:-

ENCLOSED PORCH

With pvc door with matching side screens and an inner glazed door with side screens leading to the:-

ENTRANCE HALL

With wooden floor, radiator, opaque pvc window to the side elevation, stairs to first floor with cupboard under.

W.C

1.92m x 1.61m (6'4" x 5'4")

With W.C, hand basin, pvc window to the side elevation, electric radiator.

LOUNGE

5.53m x 4.24m (18'1" x 13'11") into bay

With a walk in pvc bay window to the front elevation looking out towards the golf course, radiator, decorative fireplace surround with inset living flame gas fire, folding glazed doors opening to the:-

DINING ROOM

4.24m x 4.23m (13'11" x 13'11")

With decorative wooden fire surround with open grate, radiator, double doors with glazed side screens to the:-

SUN ROOM

4.09m x 3.94m (13'5" x 12'11")

With a pair of pvc french doors with windows either side opening onto the rear garden, radiator.

BREAKFAST KITCHEN

4.26m x 3.03m (14'0" x 9'11")

Fitted with a range of base and wall units, worksurfaces, stainless steel sink unit with mixer tap over, built under electric oven with hob and extractor hood above, integrated dishwasher, space for american style fridge freezer, breakfast bar seating area, space and plumbing for washing machine, vertical radiator, inset spotlights to ceiling, pvc windows to the side and rear elevations.

1ST FLOOR LANDING

With a large opaque pvc window to the side elevation, radiator, built in cupboards, access to roof space.

BEDROOM 1

5.59m x 3.65m (18'4" x 12'0") into bay

With walk in pvc bay window to the front elevation with fabulous golf course views, built in wardrobes to one wall with central dressing table recess, radiator, hand basin

BEDROOM 2

4.24m x 4.23m (13'11" x 13'11")

With pvc window to the rear elevation, radiator, hand basin in a vanity unit

BEDROOM 3

3.03m x 3.05m (9'11" x 10'0")

With pvc bay window to the front elevation with fabulous golf course views, built in cupboards to one wall, radiator.

BEDROOM 4

3.02m x 1.79m (9'11" x 5'11")

With pvc window to the rear elevation, radiator.





BATHROOM

2.92m x 2.05m (9'7" x 6'8")

With bath, corner shower enclosure with electric shower and glazed screen door, W.C with concealed cistern, a range of cupboard units with inset hand basin and worksurface over, tiled walls and floor with underfloor heating, 1 electric heated towel radiator and 1 dual fuel heated towel radiator, opaque pvc window to the side elevation.

OUTSIDE

To the front is a lawned garden area with mature trees and shrub borders. A block paved drive providing ample parking leads to the:

GARAGE

Of concrete sectional construction with up and over vehicle door, side personnel door.

A hand gate adjacent to the garage opens into the enclosed rear garden which includes a paved terraced seating area, lawned garden with shrub borders and a timber garden shed.



TENURE

Freehold.

SERVICES

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

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 Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D- 2023/24 - £2,164.00

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

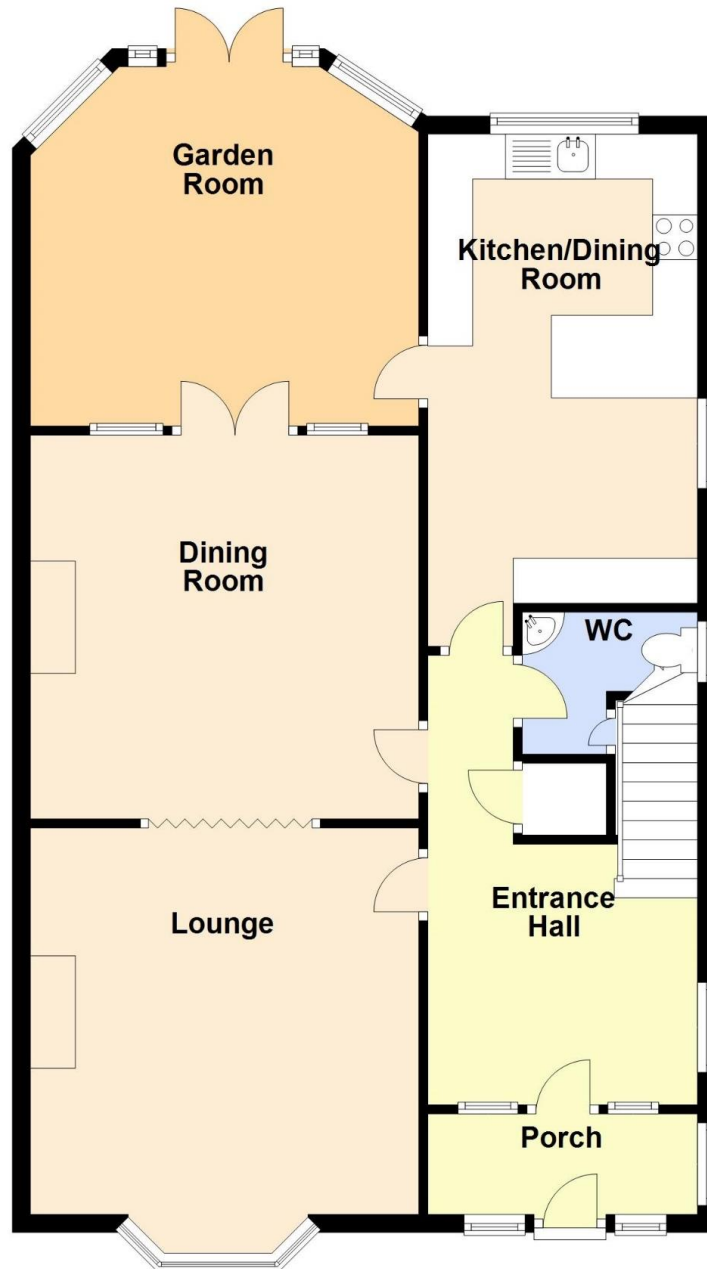
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Ground Floor

Approx. 91.8 sq. metres (988.1 sq. feet)



First Floor

Approx. 74.2 sq. metres (798.6 sq. feet)



Total area: approx. 166.0 sq. metres (1786.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

