



The Hawthorns, 376 Drummond Road,
Skegness, Lincs, PE25 3BB



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£640,000 FREEHOLD



Key Features

- SOUGHT AFTER LOCATION
- OPPOSITE GOLF COURSE
- BEAUTIFULLY PRESENTED
- MODERNISED BY THE CURRENT OWNER
- 2 BEDROOM SUITES WITH EN-SUITE & DRESSING ROOMS
- FABULOUS DINING KITCHEN
- GARDEN ROOM, DRIVE & GARAGE
- EPC RATING C





A beautifully presented 4/5 Bedroom modern detached house situated in the sought after "Seacroft area" of Skegness with Golf Course views to the front and farmland to the rear. Improved by the current owners in 2021 this versatile home offers Entrance Hall, Sitting Room, Lounge being open to a beautifully fitted Dining Kitchen, Utility Room, W.C. and a formal Dining Room. To the first floor is Galleried Landing, family Bathroom and 4 double Bedrooms, 2 of which are suites each with a En-Suite Shower Room and Dressing Room. The first floor could easily be adapted to provide 2 further bedrooms by utilising the dressing rooms. Viewings is essential to appreciate the quality and presentation of this immaculate family home. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation via a covered Porch and a modern oak entrance door with glazed side panels leading to the:-

ENTRANCE HALL

With an oak and glass staircase to the first floor, tiled floor, traditional style radiator.

SITTING ROOM 6.10m x 3.64m (20'0" x 11'11")

With pvc window to the front elevation, traditional style radiator, wall mounted T.V point, door to Kitchen and door to:-

W.C

Comprising W.C with concealed cistern, wall hung hand basin, part tiled walls, tiled floor, pvc window to the side elevation.

LOUNGE 5.31m x 3.65m (17'5" x 12'0")

With pvc window to the front elevation, traditional style radiator and being open plan to the:-

DINING KITCHEN 7.41m x 4.06m (24'4" x 13'4")

Beautifully fitted with a range of shaker style base and wall units, granite worksurfaces with matching upstands, inset stainless steel sink unit with boiling water tap over, Rangemaster cooking range with tiled back and extractor canopy above, a range of built in appliances to include dishwasher, microwave and coffee machine, space for an american style reffridgerator with wine rack above, central tiered island with cupboards below an open basket storage displays, 2 pvc windows to the rear elevation. A breakfast bar area with contrasting curved oak block worktop and three pendant lights over forms a divide to a seating area with high level pvc window, tiled flooring and oak glazed french doors to the Dining Room, door to:-

UTILITY ROOM 4.09m x 2.59m (13'5" x 8'6")

Fitted with a range of shaker style base units with wood block worksurfaces above, a bank of tall larder cupboards, double belfast sink unit with mixer tap over, spaces for washing machine and dryer, tiled floor, pvc window and pvc door to the rear elevation.

DINING ROOM 5.31m x 3.00m (17'5" x 9'10")

With pvc window and pvc french doors to the side elevation.

FIRST FLOOR GALLERIED LANDING

With oak and glass bannister, radiator.

MASTER BEDROOM SUITE 5.10m x 2.87m (16'8" x 9'5")

With pvc window to the rear elevation, radiator, wall mounted T.V point, door to:-

En-Suite Shower Room

With shower enclosure and glazed screen doors, hand basin in a vanity unit, W.C, tiled walls, chrome towel radiator, door to:-

Dressing Room 4.17m x 3.13m (13'8" x 10'4")

With 2 pvc windows to the rear elevation, radiator.





BEDROOM SUITE 2 3.63m x 3.25m (11'11" x 10'8")

With pvc window to the front elevation overlooking the golf course, radiator, wall mounted T.V point.

En-Suite Shower Room

With shower enclosure and glazed screen doors, pedestal hand basin, W.C, tiled walls.

Dressing Room 2.74m x 2.43m (9'0" x 8'0")

With pvc window to the front elevation overlooking the golf course, 2 radiators.

BEDROOM 3 5.34m x 2.68m (17'6" x 8'10")

With pvc window to the front elevation overlooking the golf course, 2 radiators, built in wardrobes and storage cupboards.

BEDROOM 4 5.14m x 2.74m (16'11" x 9'0")

With pvc window to the rear elevation, radiator.

FAMILY BATHROOM 3.62m x 1.62m (11'11" x 5'4")

With a panelled bath, W.C, hand basin in a vanity unit, corner shower enclosure with curved entry doors and direct shower, tiled walls.

OUTSIDE

The property is bordered by a low brick wall with carriage lamps and opening onto a large tarmac driveway proving ample parking and leading to the:-

GARAGE 6.43m x 2.77m (21'1" x 9'1")

With electric roller shutter door, double doors to the rear.

A side gate adjacent to the garage opens onto the large lawned rear garden with paved patio seating area storage shed and:-

GARDEN ROOM

Of timber construction with bi-fold doors opening onto the patio, skylight windows, a further set of pvc french doors, internal wooden panelling, slabbed floor, light and power connected.

Beyond the rear garden lies farmland.

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 - 2024/25 - £2092.30

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.

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.

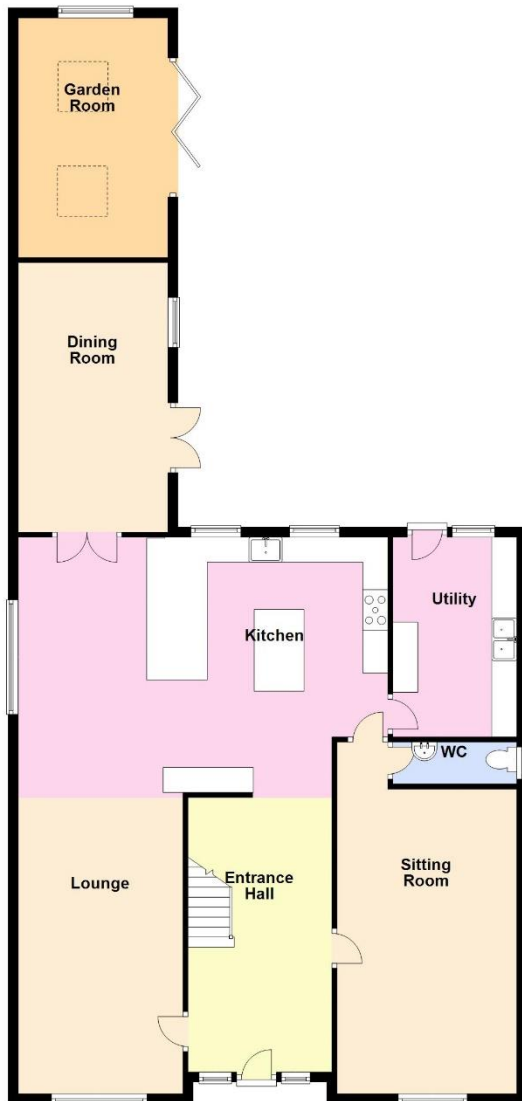








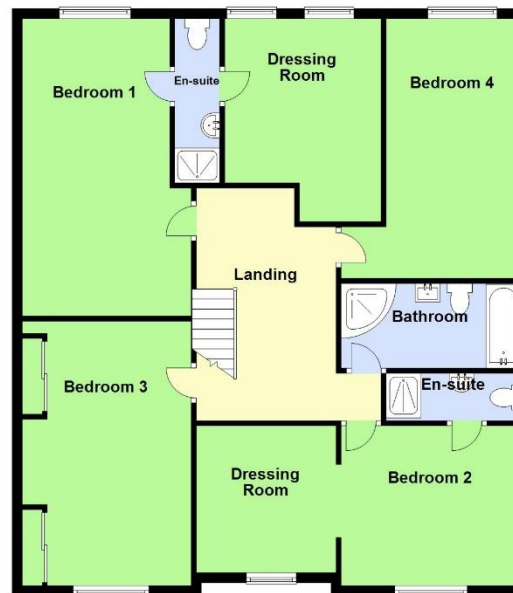
Ground Floor
Approx. 138.4 sq. metres (1489.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 112.5 sq. metres (1211.2 sq. feet)



Total area: approx. 250.9 sq. metres (2700.9 sq. feet)