



23 Holland Drive, Skegness,  
Lincs, PE25 3NH



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Freehold

£259,700

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## Key Features

- EXTENDED & VERSATILE FAMILY HOME
- POPULAR SEACROFT FIELDS AREA
- LARGE PLOT WITH AMPLE PARKING
- FARMLAND TO REAR
- MASTER BEDROOM WITH EN-SUITE
- VIEWING ESSENTIAL
- COUNCIL TAX BAND C
- EPC RATING D





A well presented, extended and versatile detached house in the popular Seacroft Fields area of town. Convenient for all amenities including the beach and situated on a larger than average plot with ample parking and good sized rear garden with countryside views. The accommodation comprises Hallway, W.C, Lounge, Kitchen, Conservatory, Snug and Sun Room, Master Bedroom with En-Suite Shower Room and a family Bathroom. Viewing is essential to appreciate this versatile family home. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:

### HALL

With radiator, door to:-

### W.C

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

### LOUNGE

4.19m x 4.97m (13'8" x 16'4")

With pvc window to the front elevation, Wooden fireplace surround with marble effect hearth and modern electric fire, radiator, stairs to first floor with built in cupboard below.

### KITCHEN

2.86m x 4.97m (9'5" x 16'4")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, space for oven with chimney extractor hood above, space and plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar with radiator below, pvc window to the rear elevation and opening to the:-

### CONSERVATORY

2.86m x 2.88m (9'5" x 9'5")

On a low brick wall with pvc window, pvc french doors opening onto the rear garden, solid roof with downlights, radiator.

### SNUG

2.72m x 3.18m (8'11" x 10'5")

With pvc window to the front elevation, radiator.

### SUN ROOM

2.79m x 3.28m (9'2" x 10'10")

Of pvc construction with pvc french doors to the rear garden, radiator.

### 1ST FLOOR LANDING

With pvc window to the side elevation, access to roof space built in airing cupboard housing the hot water cylinder.

### BEDROOM 1

2.69m x 3.65m (8'10" x 12'0")

With pvc window to the front elevation, radiator, door to:-

### EN-SUITE SHOWER ROOM

With shower enclosure with folding screen door, hand basin in a vanity unit, tiled walls.





## BEDROOM 2

2.70m x 2.92m (8'11" x 9'7")

With pvc window to the rear elevation with views over farmland, radiator.

## BEDROOM 3

1.80m x 2.67m (5'11" x 8'10")

minimum plus wardrobes. Currently fitted out as a dressing room with built in wardrobes, pvc window to the front elevation.

## BATHROOM

1.67m x 1.95m (5'6" x 6'5")

With a panelled bath with mixer tap and hand held shower attachment over, built in furniture with inset hand basin and W.C with concealed cistern, pvc window to the rear elevation, radiator.

## OUTSIDE

To the front is a stoned frontage providing ample parking and a paved paths lead around. A side access gate leads to the good sized rear garden which is mainly laid to lawn and includes a large paved patio seating area and shrub beds and borders. Beyond the rear garden lies open farmland.

## STORE

1.66m x 2.98m (5'5" x 9'10")

With light and power and being part of the former garage.



## 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 C- 2024/25 - £1923.56

## 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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# Floorplan



Total area: approx. 110.3 sq. metres (1186.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		



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