



304 Drummond Road, Skegness,  
Lincs, PE25 3AT



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£395,000



## Key Features

- FABULOUS GOLF COURSE VIEWS
- INDOOR POOL
- 4/5 BEDROOMS
- GR FLOOR BEDROOM & SHOWER ROOM
- 27' GARAGE / WORKSHOP
- GENEROUS DRIVE
- EPC RATING C
- FREEHOLD







Fabulous Golf Course and farmland views. This deceptive sized 4/5 Bedroom detached property has a superb location, a secure Indoor Pool with its own low cost air sourced heating system plus landscaped gardens. With Porch, Reception Hall, stunning 26' Lounge with feature oak fireplace and log burner, 2nd Sitting Room with log burner, Dining Room and open plan stylish Kitchen, Utility, Boiler Room/Store, Bedroom 5 and Shower Room. 4 Bedrooms and large Bathroom to upstairs. Pvc double glazing and fascias, gas central heating plus 16 owned solar panels and heat recovery system. A generous drive, 27' Garage/Workshop plus the Pool House with a 30' x 14' heated pool, and sunny west facing rear garden. EPC Rating C.

#### LOCATION

The property enjoys a superb location in the Seacroft area with views over farmland towards the Wolds from the rear and glorious outlook over the Seacroft Championship Links Golf Course to the front with views of the cross bunkers approaching the first green and the second tee.

From Newton Fallowell office in Skegness follow Roman Bank southwards into Lumley Square and left into Lumley Road. Approx 50 yards before the Clock Tower turn right into Drummond Road and continue past the shops and Seacroft Golf Course Club House and the property lies on right hand side.

#### ACCOMMODATION

##### ENTRANCE PORCH 3'9" x 9'9" (1.1m x 3m)

With pvc entrance door, side screens, vertical blinds, tiled floor, gas meter, pvc panelled surround and double glazed door to the

##### RECEPTION HALL 9'6" x 10'11" (2.9m x 3.3m)

With radiator.

##### LOUNGE 13'6" x 26'3" (4.1m x 8m)

Being two rooms beautifully opened up to provide a light and airy living space with pvc bay window to the front elevation with lovely view, side pvc window, pvc double doors and side screens to the rear sun terrace, solid oak flooring, cills and skirtings and feature oak surround to the chimney breast with log burner and oak mantle above, 2 radiators in decorative covers.

##### INNER HALL 5'7" x 16'4" (1.7m x 5m)

With radiator, mains smoke detector and stairs off.

##### OFFICE / BEDROOM 5 11'0" x 12'0" (3.4m x 3.7m)

With pvc bay window to the front elevation with deep oak cill, radiator in decorative cover, CCTV monitor and recorder.

##### SHOWER ROOM 6'10" x 8'4" (2.1m x 2.5m)

With shower pod, (body jets, foot massage, raindrop and hand showers, mood lighting), twin hand basins in cupboard units, corner set WC, radiator, tiled floor, downlights and pinhole coloured spotlights, opaque pvc window.

##### BOILER ROOM / STORE 3'0" x 6'9" (0.9m x 2.1m)

With opaque pvc window, wall mounted gas central heating boiler, C.O detector.

##### REAR SITTING ROOM 10'0" x 12'11" (3m x 3.9m)

With corner set brick chimney breast, oak mantle and log burner on a tiled hearth, radiator, C.O detector, ceiling fan.

##### DINING ROOM 12'8" x 14'3" (3.9m x 4.3m)

With full length pvc windows with screens overlooking the garden, pvc folding doors to the rear, vertical radiator, pvc roof, opening to the

##### KITCHEN 13'11" x 14'0" (4.2m x 4.3m)

With red high gloss base and wall cupboards with LED underlights, deep wood work surfaces with tiled splash backs, inset white belfast sink, space for american style fridge freezer, built in double oven/grill, 5 ring gas hob and stainless steel and glass chimney hood above, tiled floor, central heating thermostat control, Solar PV meter & circuit breakers, T.V / Radio point, pvc window to the rear elevation over looking the garden, door returning to the inner Hall.









#### UTILITY 4'1" x 6'9" (1.2m x 2.1m)

With opaque pvc window, spaces for washer, dryer and small freezer, extractor, down lights, radiator.

#### LANDING

With radiator, sun tunnels, downlights, mains smoke detector, heat recovery control unit. Access to roof space with access ladder and being boarded out with heat recovery fan unit, Solar PV inverter, T.V and radio aerial distribution amplifier.

#### BEDROOM 1 11'8" x 25'6" (3.6m x 7.8m)

With pvc dormer window to the front elevation with oak cill, with fabulous golf course views, pvc french doors open to a Juliette balcony with fabulous field views to the rear, T.V/radio point.

#### BEDROOM 2 10'0" x 13'8" (3m x 4.2m)

With pvc window to the rear elevation, radiator, oak cill and field views, T.V / radio point.

#### BEDROOM 3 9'11" x 10'4" (3m x 3.1m)

With radiator, pvc window with oak cill, field views to the rear, T.V / radio point.

#### BEDROOM 4 7'10" x 9'6" (2.4m x 2.9m)

With pvc window to the front elevation with golf course view and oak cill, radiator, T.V / radio point.

#### BATHROOM 12'0" x 14'8" (3.7m x 4.5m)

maximum being shaped. With pvc window to the front elevation with fabulous golf course view, roll top bath on ball and claw feet with hand shower, vertical chrome radiator, corner shower pod with body jets and 2 shower heads, built in airing cupboard with insulated hot water cylinder, WC, twin hand basins, drawers and cupboards, opaque pvc side window, tiled floor, extractor, downlights.



## OUTSIDE

A smart brick wall and inset gate way leads to a tarmac drive, flanked by a wall with perimeter lighting, edged lawn with shrub borders. Ample parking, exterior lighting, cold water tap, granite chipped area. To the side is a paved:

## COVERED STORAGE AREA

With log and coal store, greenhouse and gates to the rear.

The rear garden includes paved sitting areas, a sun deck, lawn, bbq and gravelled area.

## FORMER GARAGE/WORKSHOP 8'0" x 27'6" (2.4m x 8.4m)

With wooden door, 5 windows, door to the garden, housing the pool pump for the:-

## POOLHOUSE & HEATED INDOOR POOL 22'0" x 39'0" (6.7m x 11.9m)

with a pool measurement of 9.14m (30' 0") x 4.27m (14' 0") and 1.22m (4' 0") to 1.52m (5' 0") deep. With 2 pvc windows, pvc double doors, extractor, power points, floodlights (colour changing LED).







### 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 and accompanied by their personnel.

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band E- 2023/24 - £2644.89

### 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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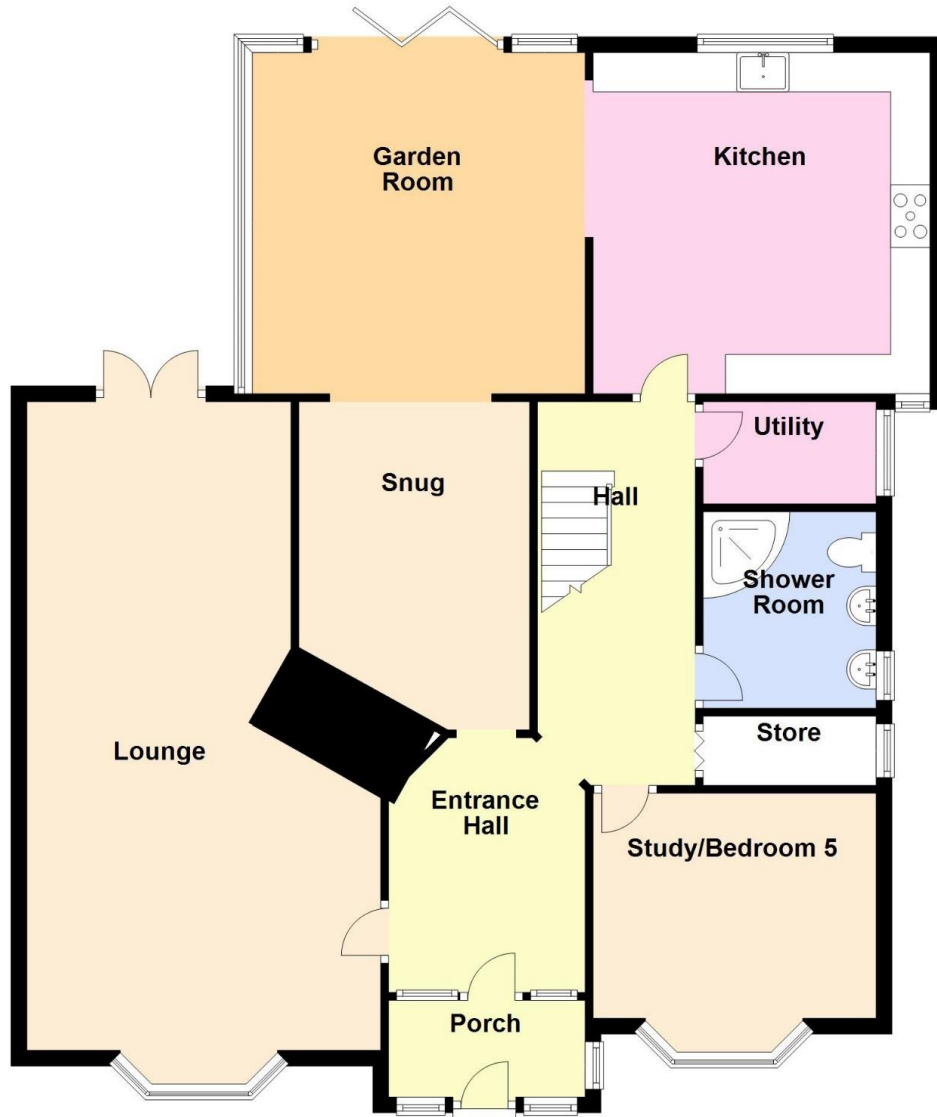






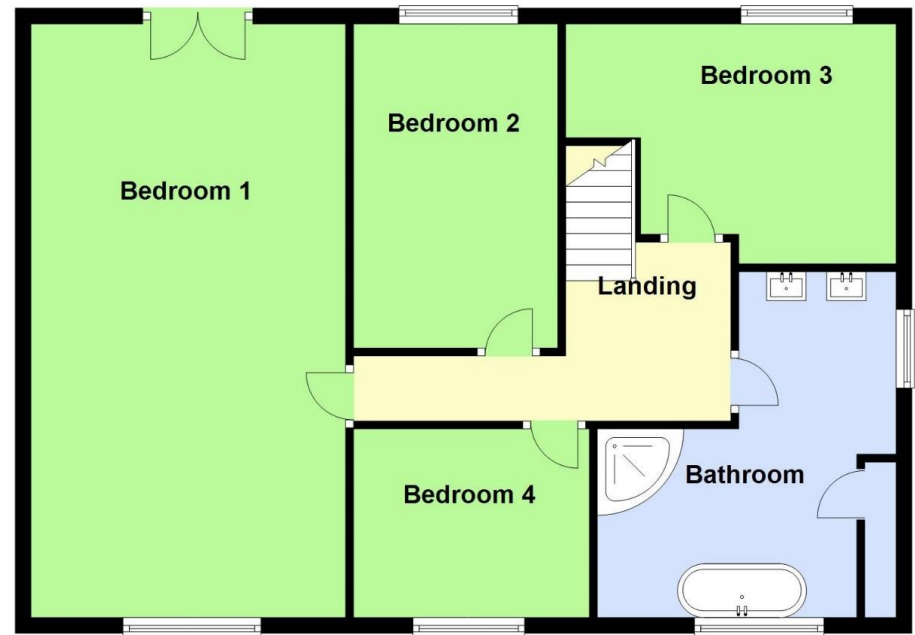
### Ground Floor

Approx. 128.6 sq. metres (1384.1 sq. feet)



### First Floor

Approx. 84.0 sq. metres (904.3 sq. feet)



Total area: approx. 212.6 sq. metres (2288.4 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

