



**Drummond Road, Skegness PE25 3EH**



**welcome to**

## **Drummond Road, Skegness**

RECENTLY MASSIVELY REDUCED!

13 BEDROOM GUEST HOUSE WITH BRAND NEW KITCHEN.

THE PROPERTY HAS AMBLE PARKING AND REAR GARDEN WITH MOST ROOMS HAVING AN EN SUITE. NOT TO BE MISSED. CALL US TODAY TO  
**Agents Note**

The vendor has advised that there is currently planning in place to have change of use - S/153/01733/21

For more information, please contact the branch.

### **Porch**

6' 5" x 10' 5" ( 1.96m x 3.17m )

you enter the entrance door the porch has windows to the side and the front which leads into:

### **Entrance Hall**

Has a radiator, stairs to the first floor and a door leading into:

### **Kitchen**

14' 11" x 19' 3" Max ( 4.55m x 5.87m Max )

A good sized modern kitchen comprises of wall, base and drawer units with worktop space over, island counter space with cupboards under, three sinks, extractor fan, radiator and a window to the rear. The kitchen also has a door leading too:

### **Inner Hall**

Has a door to the rear of the property, plumbing for a washer and windows to the side.

### **Sun Room / Bedroom**

7' 4" x 8' 2" ( 2.24m x 2.49m )

Has a window.

### **Dining Area**

15' 7" x 17' 1" ( 4.75m x 5.21m )

Has a cupboard with boiler, a radiator and a door into:

### **Owners Area**

#### **Bathroom**

Consists of a bath, shower, WC, sink, part tiled walls

### **Bedroom**

16' 3" x 12' 3" ( 4.95m x 3.73m )

Has a window to the rear, a radiator and a door leading back into the inner hall.

### **Reception Room/ Bar**

16' 5" x 10' 3" ( 5.00m x 3.12m )

Has a bar area, a radiator and patio doors leading to the rear.

### **Guest Bedroom 1**

12' 2" x 13' 1" Min to bay ( 3.71m x 3.99m Min to bay )

A twin room consisting of a window to the front and a radiator.

### **Bedroom 1 En Suite**

Has a shower, WC and a sink.

### **Guest Bedroom 2**

9' 3" Min x 8' 6" ( 2.82m Min x 2.59m )

Has a window and a radiator.

### **Bedroom 2 En-Suite**

Has a shower, WC and a sink.

### **Guest Bedroom 3**

17' 10" x 13' 1" ( 5.44m x 3.99m )

A family room with two windows to the front, a radiator and a door leading externally.

### **Bedroom 3 En-Suite**

Has a shower, WC and a sink.

### **1st Floor**

#### **Landing**

Has a radiator, window and doors leading into:





### **Guest Bedroom 5**

9' 9" Max x 10' 11" ( 2.97m Max x 3.33m )  
A double room with a window and a radiator.

### **Bedroom 5 En-Suite**

Has a shower, WC and a sink.

### **Guest Bedroom 6**

9' 6" x 6' 11" Min ( 2.90m x 2.11m Min )  
Single room with a window and a radiator.

### **Bedroom 6 En-Suite**

Has a shower, WC and a sink.

### **Guest Bedroom 7**

11' 10" Max x 9' 10" ( 3.61m Max x 3.00m )  
A double room with a window and a radiator.

### **Bedroom 7 En-Suite**

Has a shower, WC and a sink.

### **Guest Bedroom 8**

13' 3" Min to bay x 12' 2" Max ( 4.04m Min to bay x 3.71m Max )  
A twin room with a radiator.

### **Bedroom 8 En-Suite**

Has a shower, WC and a sink.

### **Guest Bedroom 9**

6' 4" x 7' 11" ( 1.93m x 2.41m )  
A single room with a sink, radiator and window.

### **Guest Bedroom 10**

11' 5" x 12' 2" ( 3.48m x 3.71m )  
A double room with a window and radiator.

### **Bedroom 10 En-Suite**

Has a shower, WC and a sink.

### **Shower Room**

Has a shower, WC, sink and a window.

### **2nd Floor**

### **Guest Bedroom 11**

12' 1" Max x 11' 7" ( 3.68m Max x 3.53m )  
A twin room, window and a radiator.

### **Bedroom 11 En-Suite**

Has a sink, shower and WC.

### **Guest Bedroom 12**

7' 6" x 12' 2" ( 2.29m x 3.71m )  
A double room with a window and radiator.

### **Bedroom 12 En-Suite**

Has a shower, WC and a sink.

### **Guest Bedroom 14**

5' 9" x 12' 2" ( 1.75m x 3.71m )  
A single room with two sky windows and a radiator.

### **Wc**

has a sink and WC.

### **External**

To the front of the property it has ample parking and to the rear it consists of a decking area and four sheds.



**view this property online** [williamhbrown.co.uk/Property/SKG108747](http://williamhbrown.co.uk/Property/SKG108747)



welcome to

## Drummond Road, Skegness

- 13 BEDROOM GUEST HOUSE
- PARKING
- GARDEN
- CLOSE TO AMENITIES
- CALL US TO ARRANGE A VIEWING

Tenure: Freehold EPC Rating: C

offers in the region of

**£330,000**

### directions to this property:

See Multi-Map Illustration



**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
SKG108747 - 0010

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