



171 Drummond Road

Skegness

NO CHAIN. A 3 bedroom detached house located in the popular area of Seacroft close to the beach, local shops and Golf Course and being just a short drive away from the Gibraltar Point Nature Reserve. The accommodation comprises Enclosed Porch, Entrance Hall, 21' Lounge, Dining Room, Garden Room, Breakfast Kitchen, and W.C. To the first floor are 3 double Bedrooms, a Bathroom and separate W.C. There are front and rear gardens which are set out for lower maintenance, a concrete drive and Garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Entrance is on the side elevation via an:-

ENCLOSED PORCH

With tiled floor and inner leaded glazed door with side screens to the:-

ENTRANCE HALL

With radiator, stairs to first floor.

LOUNGE

21' 11" x 12' 2" (6.68m x 3.70m)

With a lovely feature bow window to the front elevation with 6 leaded glazed panels, brick fireplace with tiled hearth and display niches, 3 radiators, built in drinks cabinet.

DINING ROOM

11' 0" x 10' 10" (3.36m x 3.31m)

With pvc window to the side elevation, radiator, display niche with glass shelving, picture rail.

GARDEN ROOM

13' 11" x 11' 8" (4.23m x 3.56m)

With a low brick wall, pvc windows and solid roof, pvc french doors opening to the garden, radiator.

BREAKFAST KITCHEN

15' 6" x 14' 1" (4.73m x 4.30m)

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, plumbing for washing machine, floor standing gas central heating boiler, pvc window to the rear elevation, single glazed window to the side, door to the rear garden.

W.C

With W.C, hand basin, understairs storage cupboard.



FIRST FLOOR LANDING

With a split level staircase and two single glazed windows to the side elevation, built in airing cupboard housing the hot water cylinder, access to roof space, built in cupboard.

BEDROOM 1

15' 5" x 13' 0" (4.71m x 3.95m)

With a lovely feature bow window to the front elevation with 5 leaded glazed panels, further pvc window to the side elevation, 3 radiators.

BEDROOM 2

13' 11" x 10' 6" (4.24m x 3.20m)

With single glazed windows to the side and rear elevations, radiator.

BEDROOM 3

11' 5" x 11' 1" (3.48m x 3.37m)

With single glazed window to the side elevation, built in cupboard, radiator.

BATHROOM

9' 5" x 6' 2" (2.86m x 1.88m)

With a panelled with electric shower over, pedestal hand basin, half tiled walls, radiator, pvc window to the front elevation.

W.C

With low flush W.C, radiator, single glazed window to the side elevation.

OUTSIDE

To the front is a low brick wall and a pedestrian gate opens onto paved paths leading around with shrub borders. Double wrought iron vehicle gates open onto a paved drive in front of the:-





GARAGE

17' 6" x 8' 7" (5.33m x 2.61m)

With electric up and over vehicle door, light and power connected. The rear garden is paved and concreted for lower maintenance with gravelled garden borders, brick outhouse and cold water tap.

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.

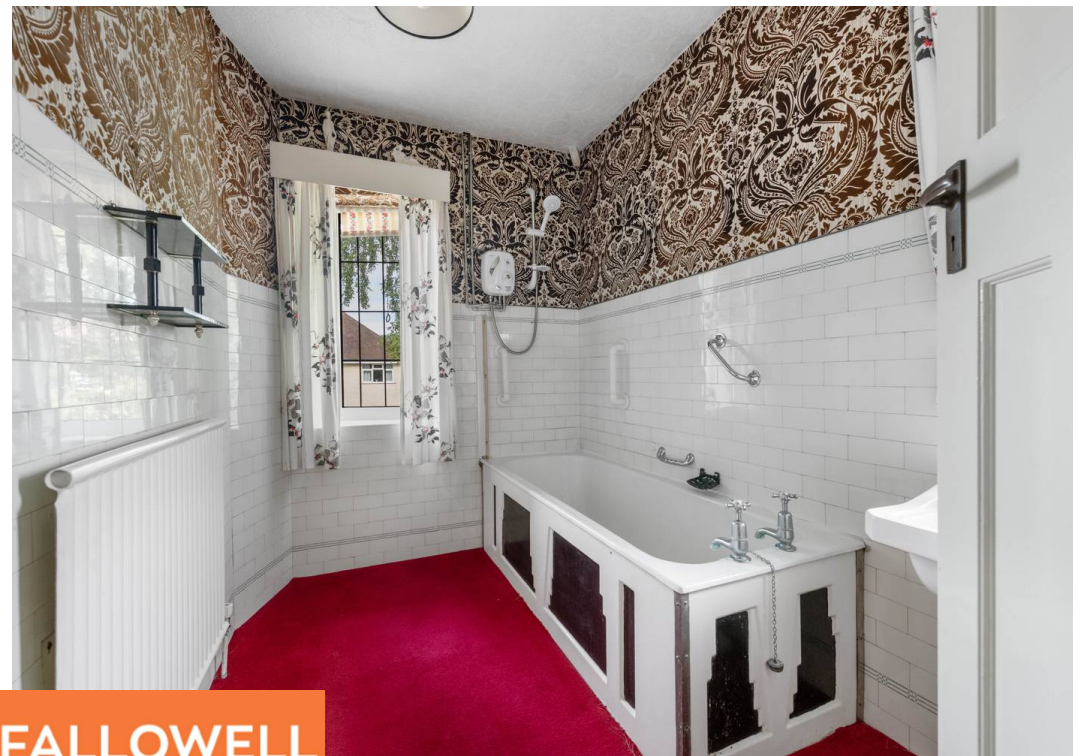
VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2025/26 - £2,241.48





 **NEWTON FALLOWELL**





ANTI MONEY LAUNDERING REGULATIONS

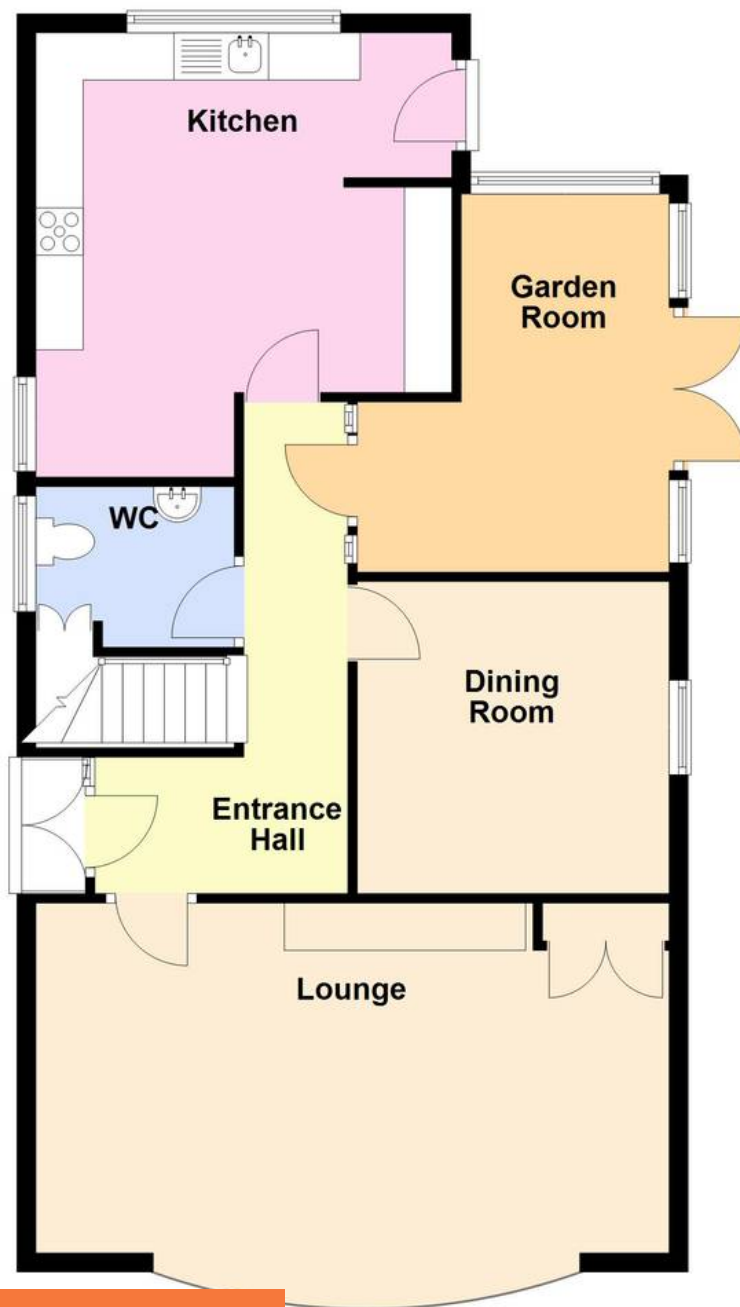
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AGENTS NOTES

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. 82.9 sq. metres (892.4 sq. feet)



First Floor

Approx. 68.1 sq. metres (733.0 sq. feet)





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