



 **NEWTON**
FALLOWELL

5 Holland Drive, Skegness – PE25 3NH
Offers Over £200,000

5 Holland Drive

Skegness

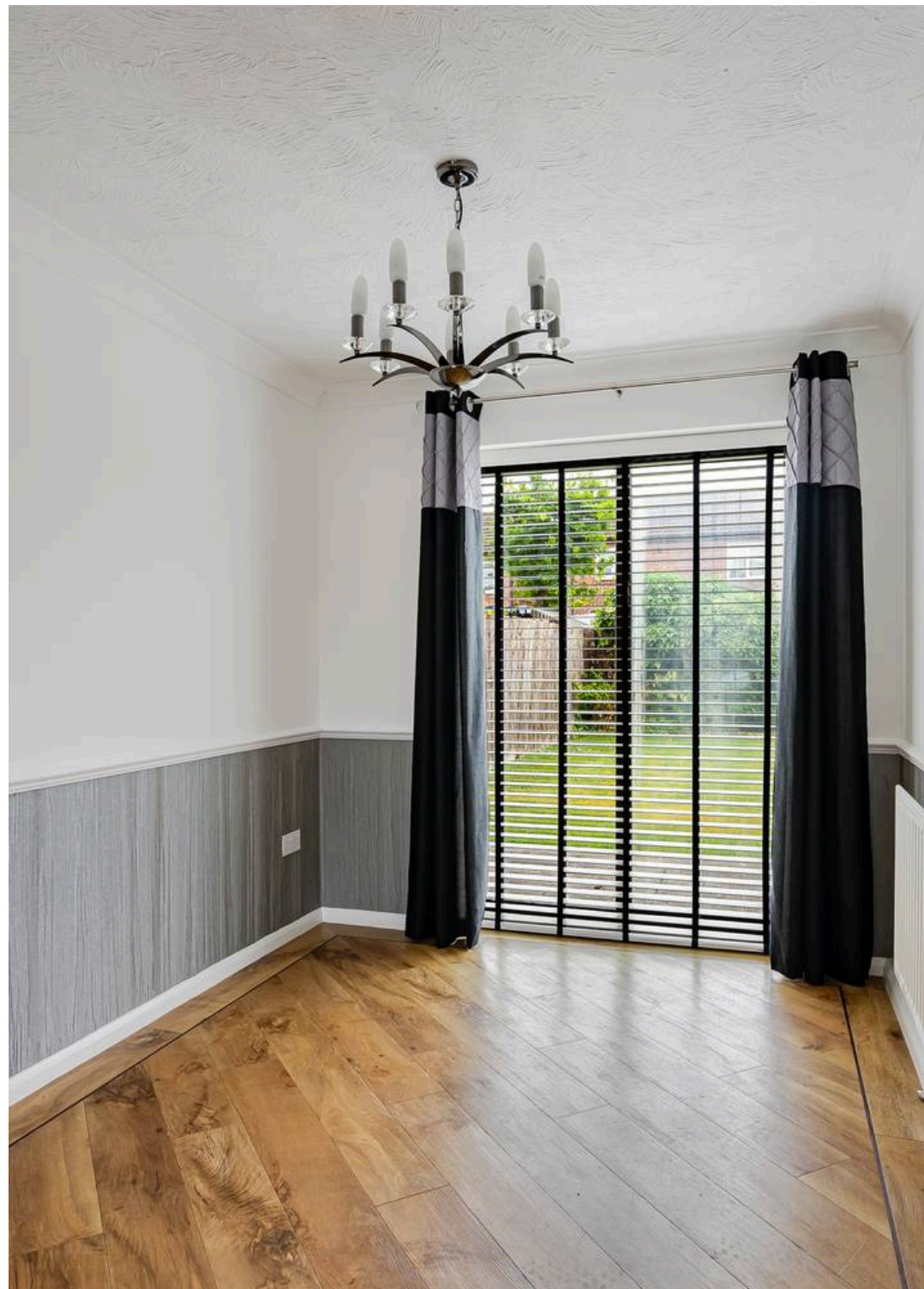
NO CHAIN. A well presented 3 Bedroom Detached house With lawned gardens and Garage situated on the popular Seacroft Fields Estate being conveniently located for the town centre, beach and Richmond Primary School. The accommodation comprises Entrance Porch with W.C, 23' Lounge Diner, Kitchen and beautifully fitted Shower Room. With gas central heating and pvc double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

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

ENTRANCE PORCH

With karndean flooring.

W.C

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

LOUNGE DINER

23' 8" x 16' 4" (7.21m x 4.98m) reducing to 2.38m (7'9") being shaped. With pvc window to the front elevation, aluminium framed patio doors opening onto the rear garden, 2 radiators, wall mounted T.V point, stairs to first floor with cupboard under, karndean flooring.

KITCHEN

9' 3" x 7' 11" (2.83m x 2.41m) Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, space for electric cooker with extractor hood above, inset sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, wall mounted gas central heating boiler, pvc window to the rear elevation, pvc door to the side elevation.

FIRST FLOOR LANDING

With built in airing cupboard.

BEDROOM 1

12' 0" x 8' 11" (3.66m x 2.72m) With pvc window to the front elevation, radiator, T.V aerial point.



BEDROOM 2

11' 7" x 9' 8" (3.52m x 2.94m)

With pvc window to the rear elevation, radiator, T.V aerial point.

BEDROOM 3

8' 8" x 7' 4" (2.63m x 2.23m)

With pvc window to the front elevation, radiator.

SHOWER ROOM

Beautifully fitted with a large walk in shower enclosure with direct shower and glass screen, hand basin in a vanity unit, W.C with concealed cistern, tiled walls, ladder style towel radiator, pvc window to the rear elevation.

OUTSIDE

To the front is a lawned garden with gravel drive leading to the:-

GARAGE

16' 9" x 9' 9" (5.11m x 2.98m)

With up and over vehicle door, light and power, pvc window to the rear elevation. A gate to the side elevation opens onto the enclosed rear garden which is mainly lawned with a paved seating area.

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.

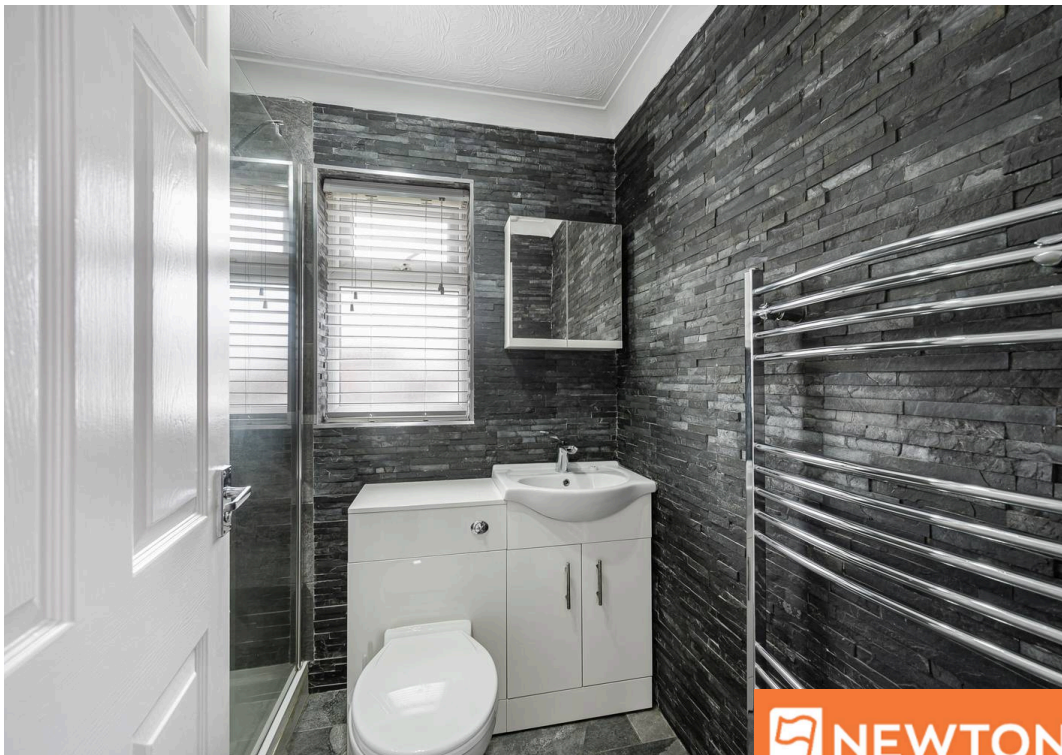
VIEWING

By prior appointment with Newton Fallowell office in Skegness.

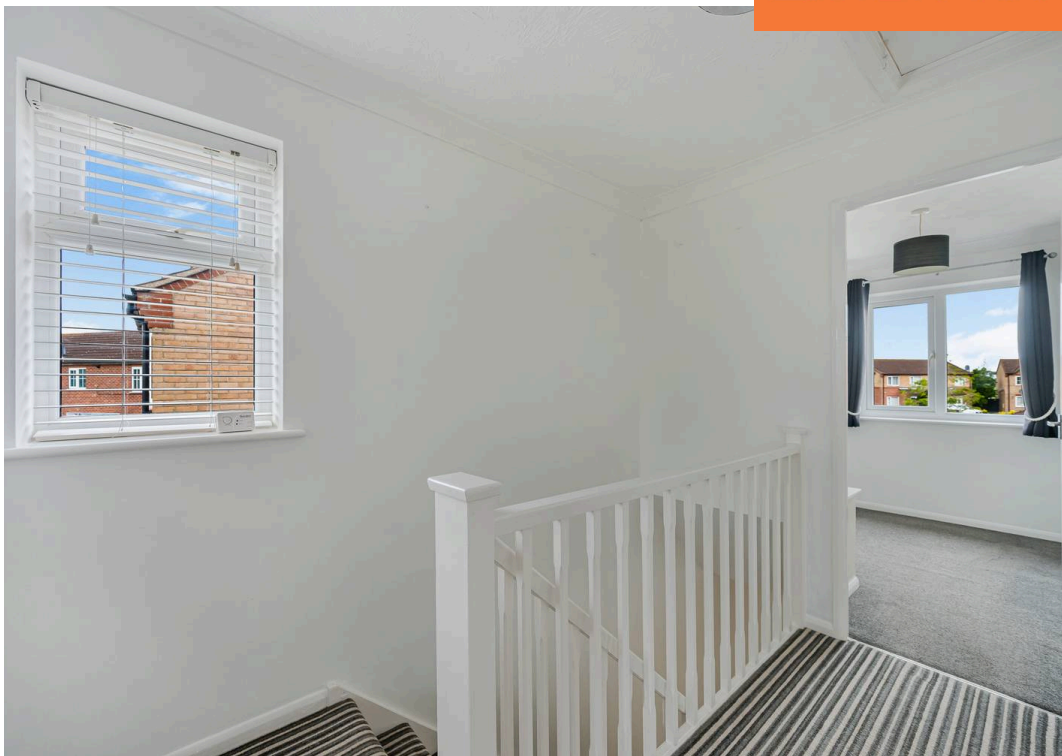
COUNCIL TAX

Charging Authority – East Lindsey District Council Band C – 2025/26 – £1992.43





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ANTI MONEY LAUNDERING REGULATIONS

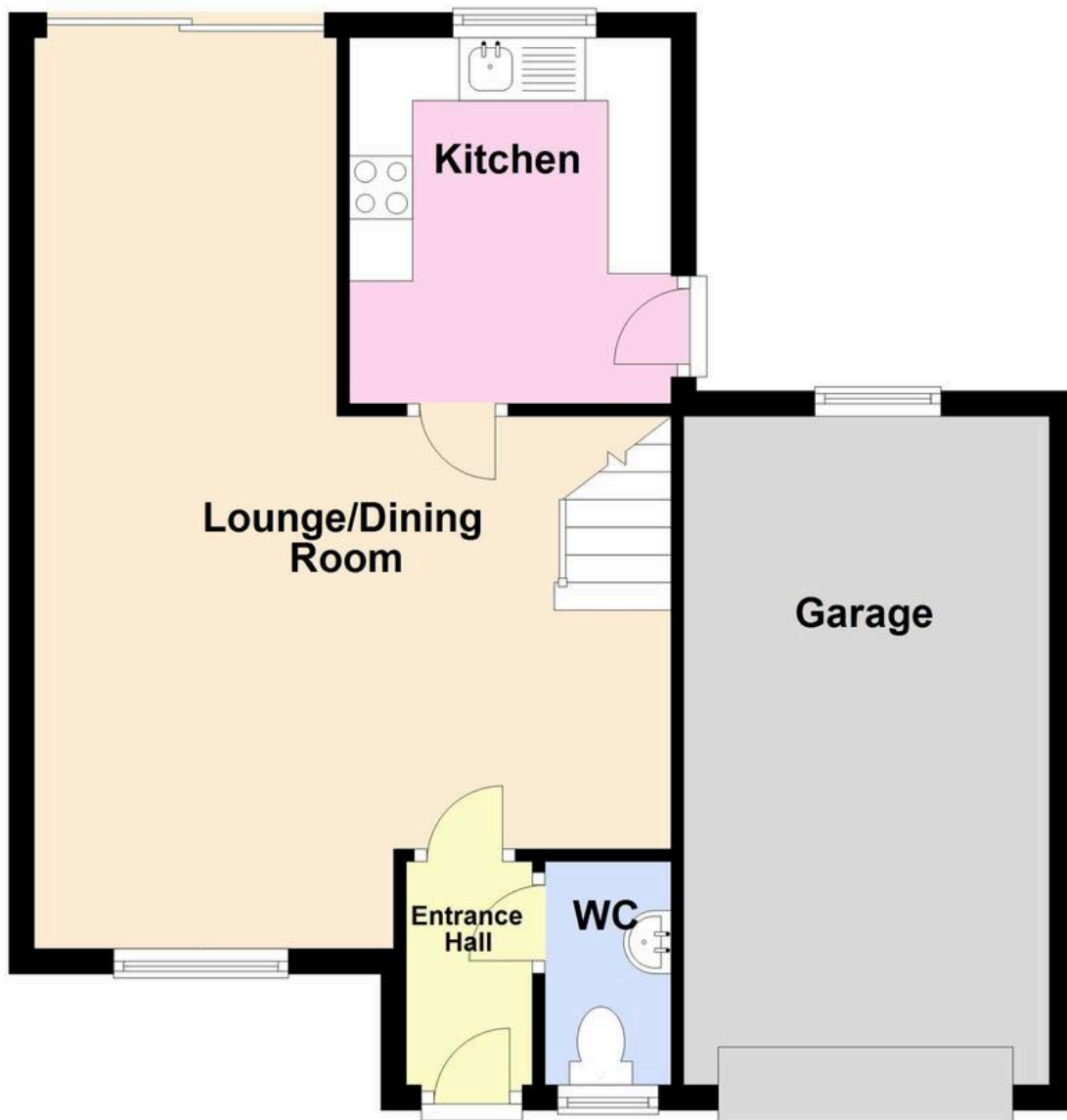
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks IS £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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.

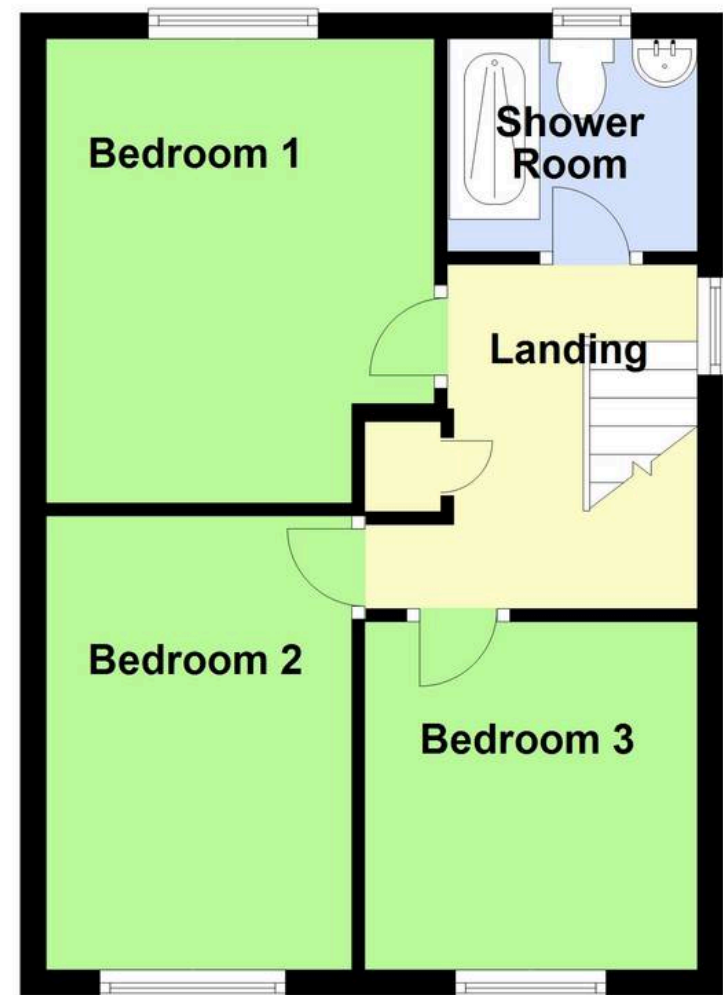
Ground Floor

Approx. 54.6 sq. metres (588.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)





Newton Fallowell Estate Agents

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