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74 Drummond Road, Skegness, PE25 3EQ



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£390,000

When it comes to
property it must be


lovelle

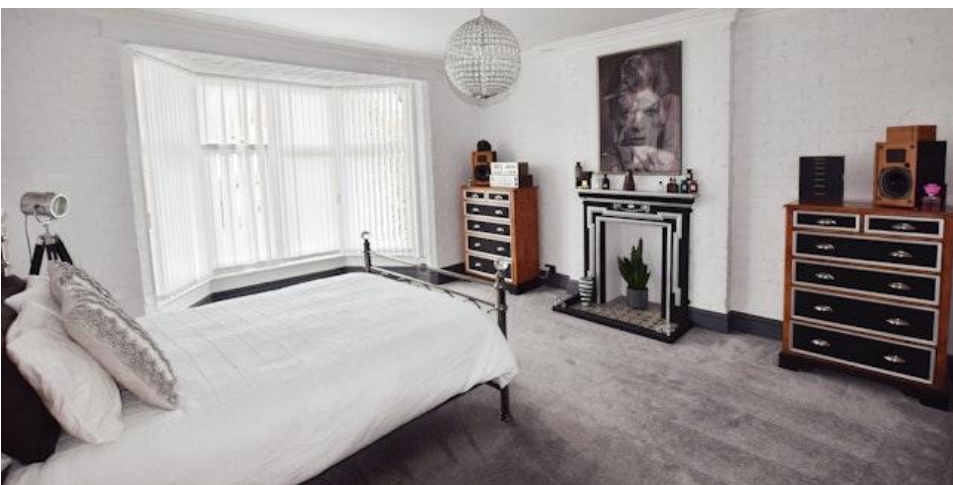


£390,000

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Key Features

- Detached House
- Five Bedrooms
- Lounge and Sitting Room/Bedroom Four
- Kitchen and Dining Room
- Loft Room
- Wooden Garage/Workshop
- EPC rating TBC
- Tenure: Freehold





This substantial detached house offers spacious accommodation across multiple floors, providing flexibility and comfort for a range of requirements. With five bedrooms and a practical family bathroom, the property is well-suited to those seeking generous living arrangements. The layout further benefits from two sizeable public rooms, including a comfortable lounge and a versatile sitting room, which may also function as the fifth bedroom if desired. Handy loft room presents further opportunity for home office space, leisure activities, or additional storage, according to need. The heart of the home centres on the well-appointed kitchen and dining room, offering an ideal setting for family meals and entertaining guests. Externally, the property features a large wooden garage and workshop, providing valuable space for secure storage for numerous cars or hobbies. The house benefits from gas central heating, ensuring comfortable temperatures throughout the year. Great location in Skegness, within 1/4 of a mile of the town centre and golden sandy beach and only 1/2 a mile to train station and supermarket. This detached house is positioned within a popular coastal setting renowned for its blend of local amenities and seaside attractions. The area is well-served with a range of shopping, educational, and leisure facilities, contributing to a convenient and pleasant residential environment. Regular transport links provide connectivity to surrounding locales, supporting both commuting and leisure activities. Skegness offers an appealing combination of scenic beaches, parks, and a range of local services, making it a desirable area for both families and professionals.

Entrance

Entered via front door, stairs to first floor, radiator, doors to;

Lounge

5.43m x 4.5m (17'10" x 14'10")

With UPVC bay window to the front aspect, Multifuel burner with surround and tiled hearth, radiator.

Sitting Room/Bedroom Two

4.3m x 3.82m (14'1" x 12'6")

With sash windows to the side and rear aspects, Multifuel fire with surround and hearth, radiator.

Dining Area

3.24m x 3.24m (10'7" x 10'7")

With UPVC door to the garden, space and plumbing for washing machine and tumble dryer, radiator open to;

Kitchen

3.51m x 3.06m (11'6" x 10'0")

With UPVC windows to the side and rear aspect, fitted with a range of base and wall cupboards with worktop over, inset two bowl porcelain sink, with mixer tap, integrated electric oven, hob and extractor fan over, space for American style fridge/freezer.

First Floor Landing

With doors to;

Bedroom Five

With window to the front aspect and door and stairs leading to;

Loft Room

6.2m x 3.81m (20'4" x 12'6")

With two Velux windows for natural light, radiator, access to eaves space.

Bedroom One

5.5m x 4.41m (18'0" x 14'6")

With bay window to the front aspect, radiator, decorative fire and surround.

Bedroom Three

4.32m x 3.27m (14'2" x 10'8")

With windows to the side and rear aspects, radiator and high window to hall.

Bedroom Four

3.28m x 2.89m (10'10" x 9'6")

With window to the rear aspect, radiator, high window to the hall.

Bathroom

With three windows to both side aspects, feature radiator, half sunken two seater bath with mixer tap, low level WC, vanity floating sink, walk in shower with glass screen and waterfall head and mains mixer tap, Indesit combi boiler.

Outside

To the rear is a garden with wooden decking & stairs leading to a lawn area enclosed by wall and fencing, Stoned area leads to the access to the basement (comprises the full area of the property but with restricted height) A brick outside WC. Personnel door leading to the Garage/workshop. Gated to access to the front. To the front is a concrete path leading to the front door and a concrete pad with space to park two cars (kerb currently not dropped).

Wooden Garage/Workshop

8.97m x 5.99m (29'5" x 19'8")

To the rear accessed via the service road off Sandbeck Avenue is a large detached wooden garage/workshop currently housing three cars and numerous bikes with power and light, double doors, two windows and personnel door into the garden.

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located in the sought after Seacroft area of the town and is almost opposite the prestigious Seacroft Golf course! Lovely area also within a few hundred metres of the beach! There are pubs/restaurants and a handy parade of shops all within 1/2 a mile! The Gibraltar Point Nature reserve is also only 2 miles down the road!

Directions

From our office follow the A52 south onto the one way system taking the first left onto Lumley Road. Before the clock tower take a left hand turn onto Drummond Road. Continue down Drummond Road and the property will be found on the righthand side.





Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/M1gmETSfAaVBWNY3Z7kR1m/view>

Material Information Data

Tenure: Freehold

Council tax band: C

EPC rating: F

Detached house, standard brick and block construction

5 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Two entrances either side of the room on the top floor.

Outside areas: Front garden and Rear garden

No spray foam insulation

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 1st Apr 2021

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 ok, Vodafone ok, Three good, EE good

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

No specialist issues recorded

Onward chain: yes

Title Register Restrictions

There are restrictive covenants mentioned in a legal document from 1959. These are rules that limit how the owner can use the land, such as restrictions on building or types of business activity. Your solicitor will review the full list of these rules for you.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

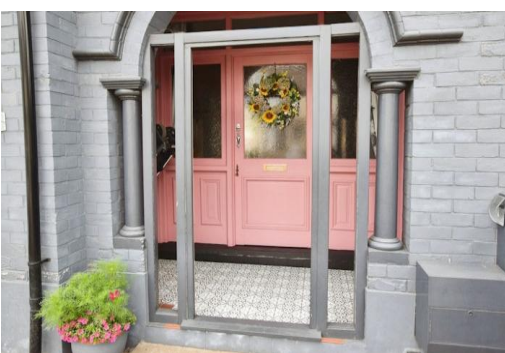
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

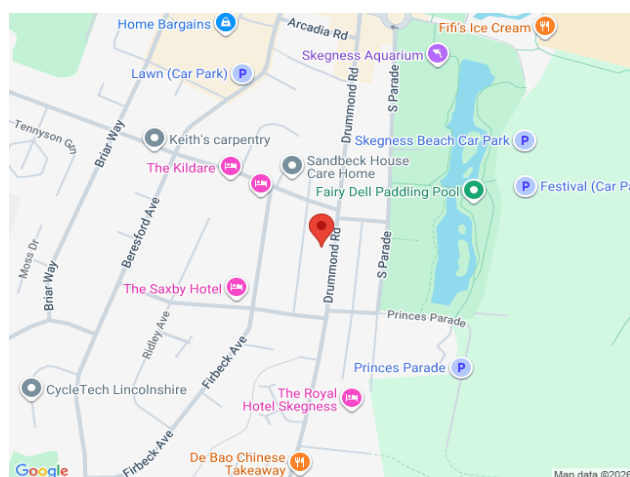


Agents Notes

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Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



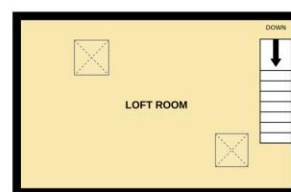
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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