



5 Holland Drive, Skegness,
Lincs, PE25 3NH



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Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £185,000

- NO CHAIN
- GROUND FLOOR W.C
- 23' LOUNGE DINER, KITCHEN
- SHOWER ROOM
- FREEHOLD
- LAWNED GARDENS
- DRIVE & GARAGE
- POPULAR LOCATION
- EPC RATING D
- COUNCIL TAX BAND C



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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. EPC Rating D.

ACCOMMODATION

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

ENTRANCE PORCH

With karndean flooring.

W.C

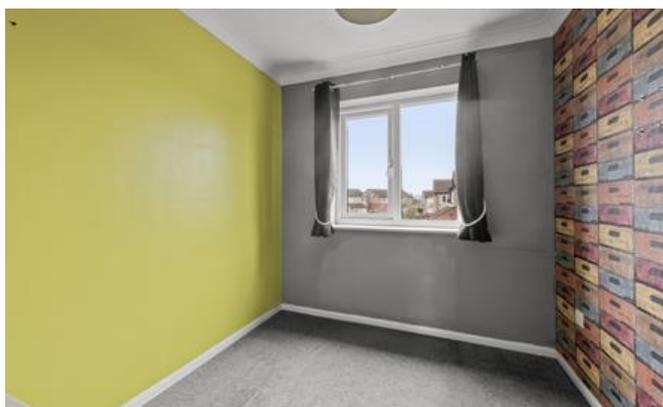
With W.C, hand basin, pvc window to the front elevation, karndean flooring.

LOUNGE DINER

7.21m x 4.98m (23'8" x 16'4")

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

2.83m x 2.41m (9'4" x 7'11")

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

3.66m x 2.72m (12'0" x 8'11")

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

BEDROOM 2

3.52m x 2.94m (11'6" x 9'7")

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

BEDROOM 3

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

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

5.11m x 2.98m (16'10" x 9'10")

With up and over vehicle door, light and power, pvc window to the rear elevation.

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





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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floorplan

Ground Floor

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

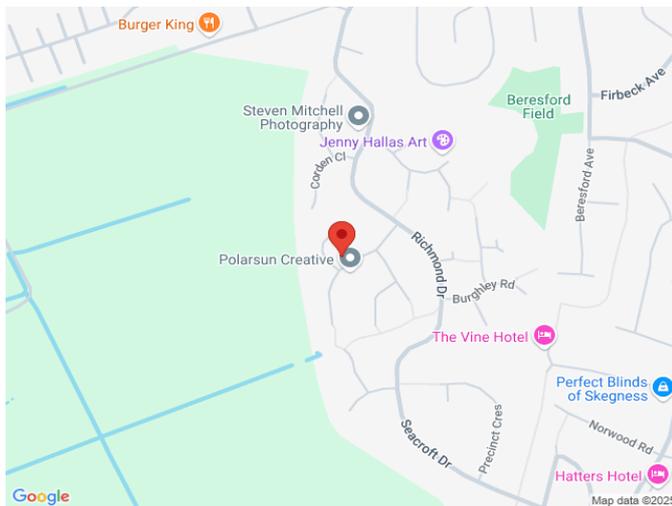


First Floor

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



Total area: approx. 91.1 sq. metres (980.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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