



# 21 Sunningdale Drive

## Skegness

A substantial 7 bedroom detached house with Annexe over 3 floors offering versatile accommodation suitable for extended family living or those working from home. Situated in a great location convenient for town & seafront, this extremely well presented house offers 3 Reception Rooms, Kitchen, Breakfast Room and Office, Utility Porch and ground floor W.C. There are 4 Bedrooms to the first floor (all en-suite) and a Family Bathroom with a further 3 Bedrooms to the second floor (2 en-suite). To the rear is a ground floor Annexe with En-Suite Bedroom, 2 Rooms and 2 further Shower Rooms. The property provides ample frontage parking and an enclosed rear garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

**AGENTS NOTES** 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.





### ENCLOSED PORCH

With pvc entrance door and side screens and an inner coloured leaded glazed door and screens to:-

### RECEPTION HALL

With radiator, stairs to first floor with cupboard under.

### LOUNGE

17' 4" x 13' 4" (5.28m x 4.06m)

With walk in pvc square bay window to the front elevation, radiator, point for wall mounted T.V, glazed double doors to the:-

### DINING ROOM

13' 1" x 11' 4" (3.99m x 3.45m)

With 2 pvc windows to the side elevation, radiator, sliding door to the:-

### BREAKFAST ROOM

19' 7" x 6' 10" (5.97m x 2.08m)

With pvc window to the rear elevation with space for appliances, radiator, new karndean flooring.

### KITCHEN

12' 9" x 10' 1" (3.89m x 3.07m)

Fitted with a range of base and wall units, roll edge worksurfaces with tiled splashbacks, double bowl stainless steel sink unit, 2 stainless steel sink units, space for a range cooker with stainless steel extractor hood above, appliance space, pvc window to the side elevation, door to:-

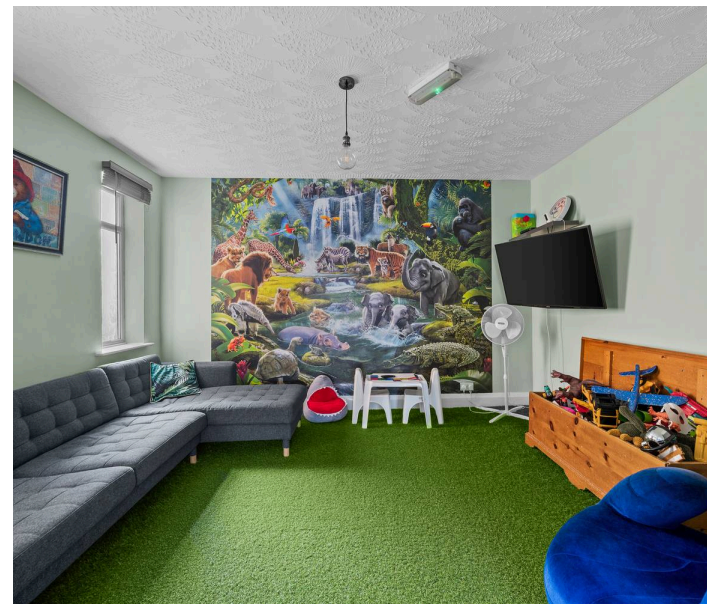
### PORCH

10' 3" x 4' 6" (3.12m x 1.37m)

With pvc windows, pvc door to the rear garden , floor standing gas central heating boiler, space and plumbing for washing machine.

### W.C

With W.C, corner hand basin, tiled walls.



**SITTING ROOM**

13' 6" x 13' 1" (4.12m x 3.99m)

With pvc window to the side elevation, door to:-

**OFFICE**

7' 1" x 6' 2" (2.16m x 1.88m)

With pvc window to the side elevation, radiator, door to Reception Hall.

**FIRST FLOOR LANDING**

With 2 radiators, 2 pvc windows, built in linen cupboard, built in airing cupboard housing the hot water cylinder.

**BATHROOM**

10' 0" x 7' 1" (3.05m x 2.16m)

With panelled bath, pedestal hand basin, W.C, tiled walls, opaque pvc window to the front elevation, built in cupboard.

**BEDROOM 1**

13' 1" x 13' 5" (3.99m x 4.09m)

With walk in pvc bay window to the front elevation, radiator, door to:-

**EN-SUITE SHOWER ROOM**

8' 9" x 3' 10" (2.67m x 1.17m)

With shower enclosure with screen door and Mira shower, hand basin, W.C, waterproof wall boarding, pvc window.

**BEDROOM 2**

13' 6" x 12' 2" (4.12m x 3.71m)

including en-suite. With 2 pvc windows, radiator and connecting to Bedroom 1.

**EN-SUITE SHOWER ROOM**

With shower enclosure with electric shower, hand basin and W.C.





### **BEDROOM 3**

10' 2" x 9' 8" (3.10m x 2.95m)

With pvc window to the side elevation, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

With shower enclosure with electric shower hand basin, W.C, tiled walls, pvc window to the side elevation.

### **BEDROOM 4**

13' 2" x 9' 2" (4.01m x 2.79m)

including en-suite. With pvc window to the rear elevation, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

With shower enclosure with electric shower, hand basin, W.C, tiled walls and pvc window.

### **2ND FLOOR LANDING**

With access to roof space, pvc window over stairs, built in cupboard housing the hot water cylinder.

### **BEDROOM 5**

13' 1" x 12' 10" (3.99m x 3.91m)

reducing to 7'5". With pvc window to the rear elevation, radiator.

### **EN-SUITE SHOWER ROOM**

6' 2" x 4' 11" (1.88m x 1.50m)

With shower enclosure with electric shower, hand basin, W.C, tiled walls, pvc window.

### **BEDROOM 6**

14' 4" x 13' 0" (4.37m x 3.96m)

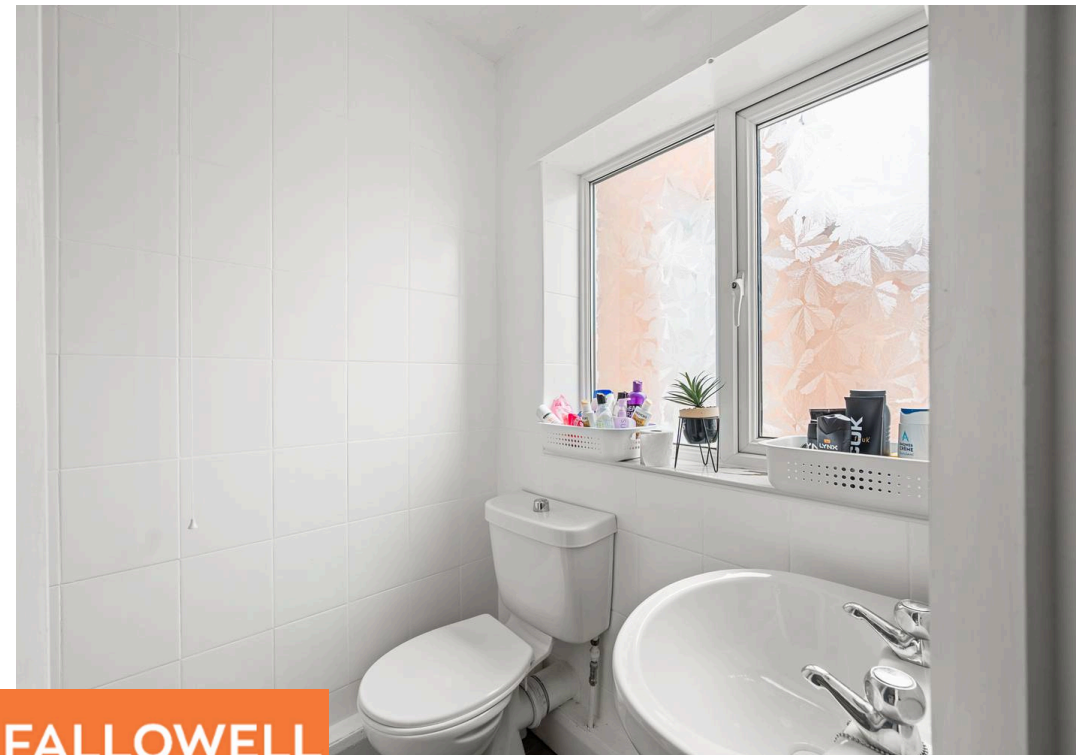
reducing to 6'9". With pvc window to the front elevation, radiator, door to:-

### **EN-SUITE SHOWER ROOM**

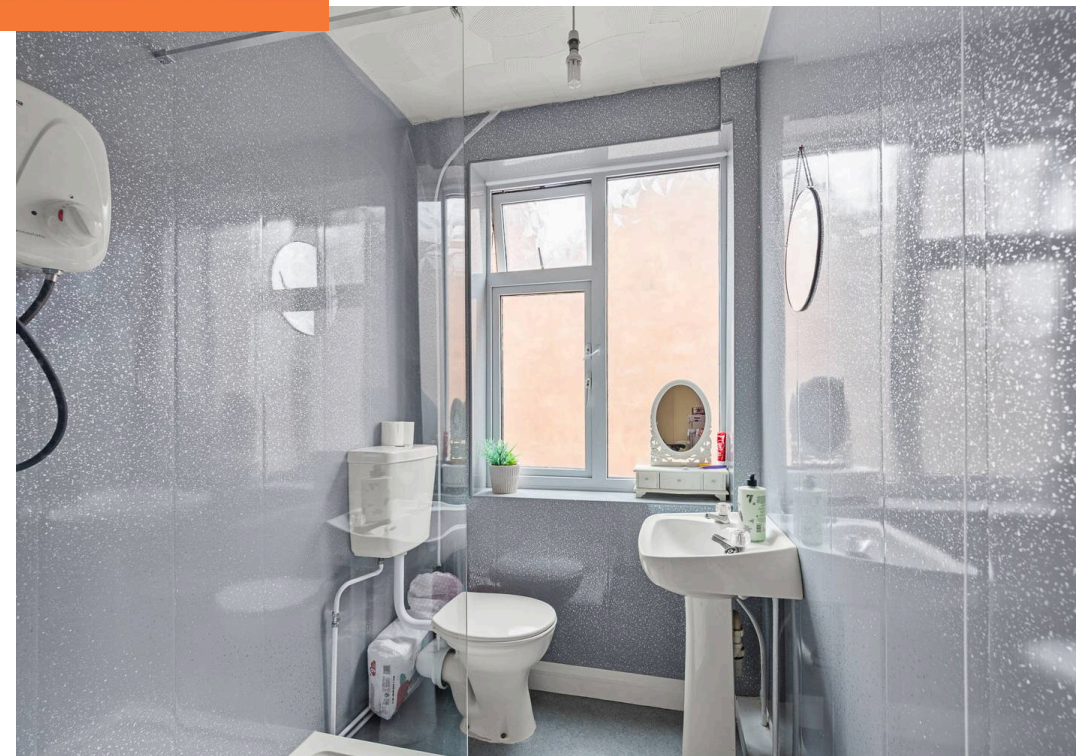
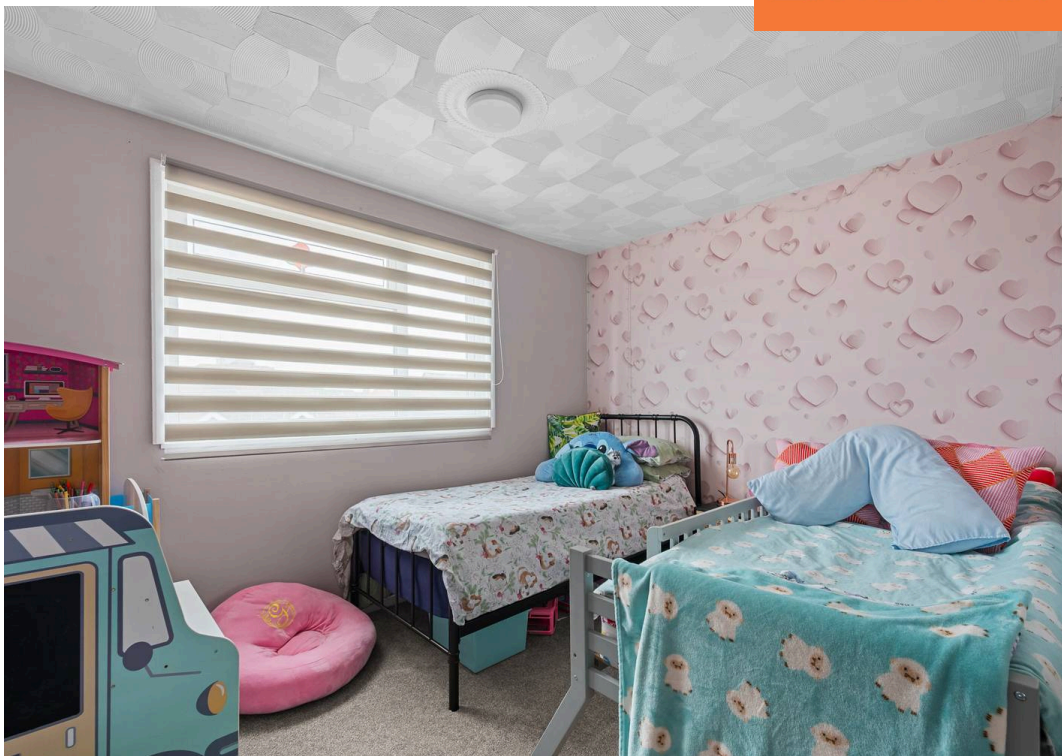
6' 1" x 4' 9" (1.85m x 1.45m)

With walk in shower enclosure with glass screen and electric shower, hand basin, W.C, waterproof wall boarding.





 **NEWTON FALLOWELL**



**BEDROOM 7**

11' 0" x 6' 11" (3.35m x 2.11m)

With pvc windows to the front and side elevation, pedestal hand basin, radiator.

**ANNEXE****HALL**

With pvc door and windows to garden.

**ROOM 1**

14' 4" x 9' 0" (4.37m x 2.74m)

reducing to 8'2". With pvc window to the front elevation, radiator, door to:-

**SHOWER ROOM**

5' 2" x 4' 11" (1.58m x 1.50m)

With shower enclosure with electric shower, hand basin, W.C, tiled walls.

**ROOM 2**

15' 1" x 10' 10" (4.60m x 3.30m)

With pvc window overlooking the Hall, door to

**SHOWER ROOM**

6' 2" x 4' 11" (1.88m x 1.50m)

reducing to 2'4". With shower enclosure, hand basin, W.C, tiled walls.

**BEDROOM**

10' 5" x 9' 9" (3.17m x 2.97m)

reducing to 8'11". With pvc window to the side elevation.

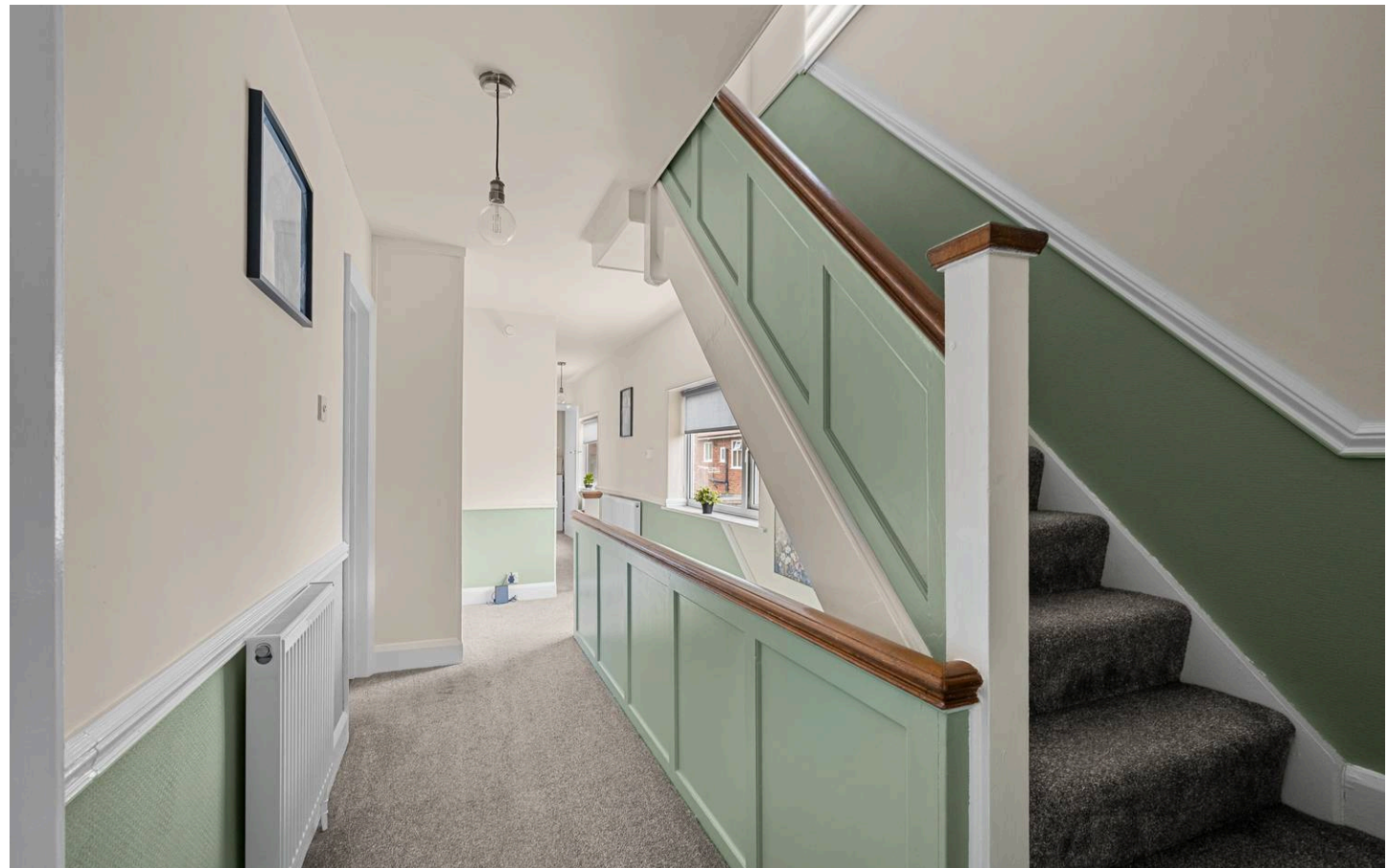
**SHOWER ROOM**

8' 2" x 3' 4" (2.49m x 1.02m)

With shower enclosure with electric shower, W.C, hand basin, radiator.

**OUTSIDE**

To the front is parking for upto 7 vehicles and entrance to the Annexe. A wide gated path leads to the rear garden which has a lawned area plus an area with artificial lawn, concreted area and 3 Sheds.





## 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

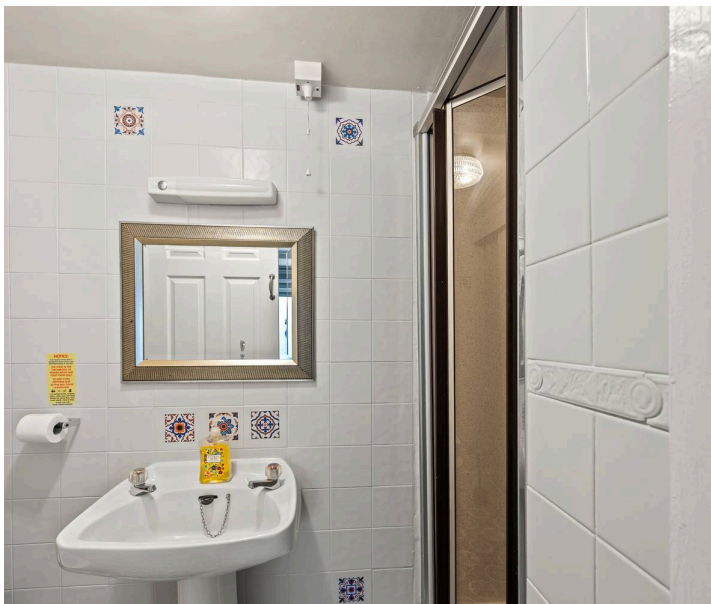
By prior appointment with Newton Fallowell office in Skegness.

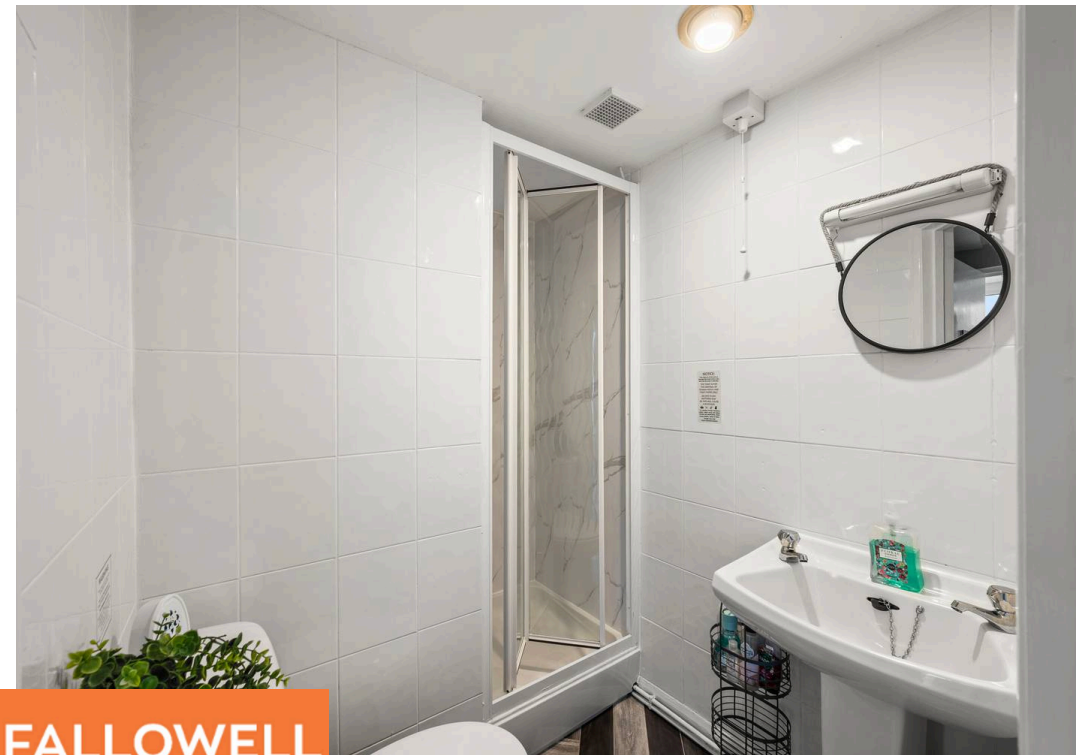
## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band F - 2026/27 - £3,350.63

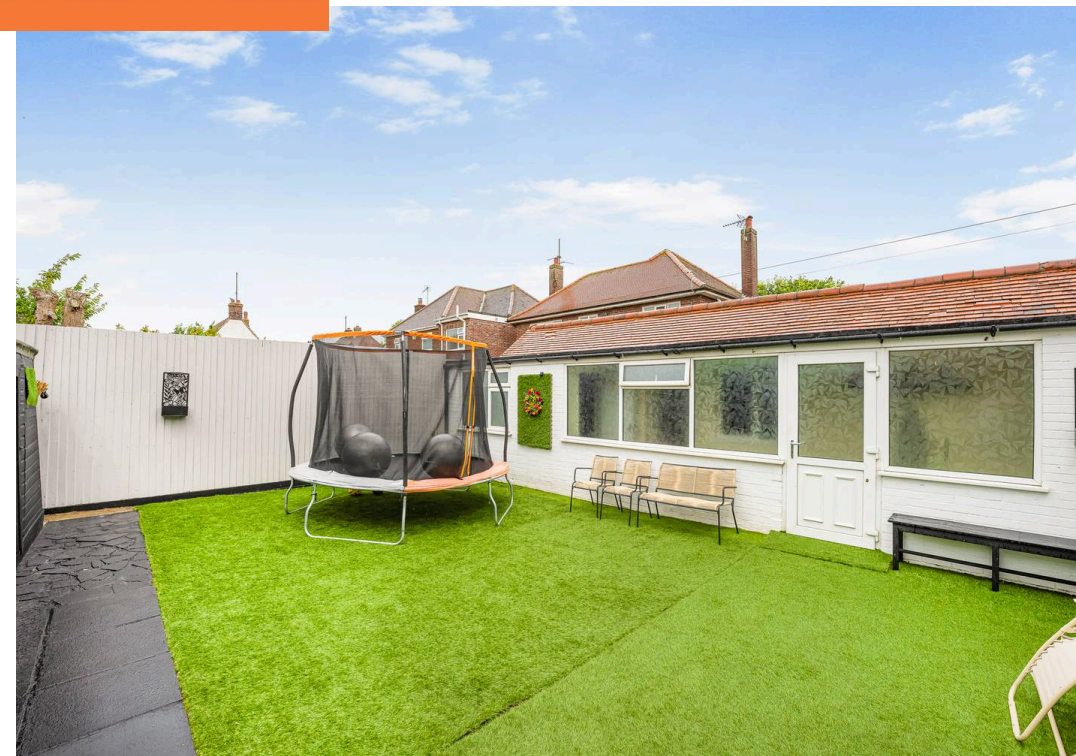
## ANTI MONEY LAUNDERING REGULATIONS

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.





 **NEWTON FALLOWELL**





Total area: approx. 285.7 sq. metres (3075.2 sq. feet)

# Newton Fallowell Estate Agents

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