



92, Drummond Road,

£375,000



4



2



1

**Willsons**  
— SINCE 1842 —



92, Drummond Road,  
, Skegness,  
Lincolnshire, PE25 3EQ

### "AGENT'S COMMENTS"

*An opportunity to purchase a 4 bedroom detached family house having been recently modernised along with a 3 bedroom log cabin and parking to front and rear, enclosed rear garden. The property comprises lounge, sitting room, modern dining kitchen with integrated appliances & utility room to ground floor and 4 bedrooms and bathroom to the first floor. Benefiting from UPVC double glazing, gas fired heating, parking for several vehicles, conveniently situated for town centre and beach.*

### LOCATION

*Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.*



**Willsons**  
SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

**Accommodation**

Access is gained through a composite door with glazed side screens opening into:

**Entrance Hall**

14'0" max x 12'4" max including cupboard (4.28m max x 3.78m max including cupboard)  
With 2 UPVC double glazed windows, radiator, stairs to first floor.

**Built in Cupboard**

10'0" x 3'9" (3.07m x 1.15m)

**Lounge**

13'10" min x 13'3" (4.24m min x 4.05m)  
With radiator, UPVC double glazed bay window to the front.

**Sitting Room**

13'3" x 12'2" (4.06m x 3.73m)  
With radiator, television aerial point and UPVC double glazed window to rear.

**Dining Kitchen**

26'0" x 10'11" max, 8'3" min (7.93m x 3.34m max, 2.54m min)  
Comprising of modern wall and base units, worksurface, breakfast bar, 2 ovens, microwave, gas hob with cooker hood over, 1&1/2 bowl sink with mixer tap, integrated dishwasher, integrated fridge and freezer, radiator, 3 UPVC double glazed windows, tiled floor, spotlights to ceiling, telephone point and television aerial point.

**Utility**

5'9" x 3'4" (1.77m x 1.04m)  
With plumbing for washing machine, worksurface, wall and base cupboards, tiled floor, Worcester gas fired heating boiler and UPVC double glazed window.

**First Floor**

**Landing**

With access hatch to the loft and UPVC double glazed window.

**Bedroom 1**

13'10" x 13'2" (4.23m x 4.03m)  
With radiator, UPVC double glazed window to the front and television aerial point.

**Bedroom 2**

13'2" x 12'1" (4.03m x 3.70m)  
With radiator and UPVC double glazed window to the rear.

**Bedroom 3**

10'1" x 12'2" (into wardrobes) (3.08m x 3.73m (into wardrobes))  
With range of fitted wardrobes, radiator and UPVC double glazed window to the front.

**Bedroom 4**

10'10" x 9'1" (3.31m x 2.77m)  
With radiator, UPVC double glazed window to the side and built in cupboard over the stairs.

**Bathroom**

12'2" x 6'10" (3.73m x 2.09m)  
Having modern suite comprising of wc, hand basin with mixer tap, bath with shower taps, shower cubicle with direct shower, tiled walls and floor, extractor fan, shaver point, spotlights to the ceiling, radiator and 2 UPVC double glazed windows.

**Log Cabin**

Access is gained through patio doors opening into:

**Conservatory**

14'10" x 4'7" (4.54m x 1.42m)  
With plumbing and space for washing machine and dishwasher, UPVC double glazed windows, double glazed door opening into:

**Kitchen**

10'3" x 9'6" (3.14m x 2.91m)  
With range of wall and base units, worksurface, gas hob, double oven and cooker hood over, microwave, 1 & 1/2 bowl sink with mixer tap, UPVC double glazed window.

**Hall**

Built in cupboard

**Lounge**

19'5" x 11'3" (5.93m x 3.43m)  
With 2 UPVC double glazed windows, television aerial point, electric fire, patio doors opening onto:

**Enclosed Decked Area**

22'2" x 3'2" (6.76m x 0.99m)

**Bedroom 1**

9'9" x 9'3" (2.99m x 2.84m)  
With radiator and UPVC double glazed window.

**Bedroom 2**

9'0" x 7'0" (2.75m x 2.14m)  
With radiator and 2 windows

**Bedroom 3**

6'11" x 6'6" (2.13m x 1.99m)  
With radiator and UPVC double glazed window to the side.

**Bathroom**

9'5" x 4'5" (2.88m x 1.35m)  
With bath with shower taps and direct shower over, pedestal hand basin, wc, radiator, extractor fan and UPVC double glazed window.

**Exterior**

To the front of the property is wall with electric gates opening onto paved driveway providing parking for several vehicles, outside power point. Gate to the side opening into:

**Rear Garden**

Being decked with outside tap and light, decked area, timber shed and store shed, gate to rear opening onto:

**Parking Area**

Accessed via service road.

**Tenure and Possession**

The property is Freehold with vacant possession upon completion.

**Services**

We understand that mains electricity, gas, water and drainage are connected to the property. The Log Cabin has mains water, electric, drainage and LPG Gas

**Local Authority**

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

**Energy Performance Certificate**

The property has an energy rating of D. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0350-2810-9160-2972-7765.

**Directions**

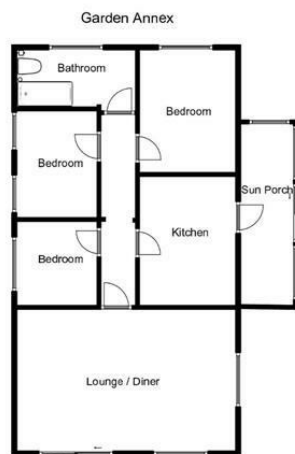
To find the property proceed to the clock tower and turn right onto Drummond Road. The property can be found on the right hand side just before the turning into Saxby Avenue.

**Viewing**

Viewing is strictly by appointment with the Skegness office at the address shown below.

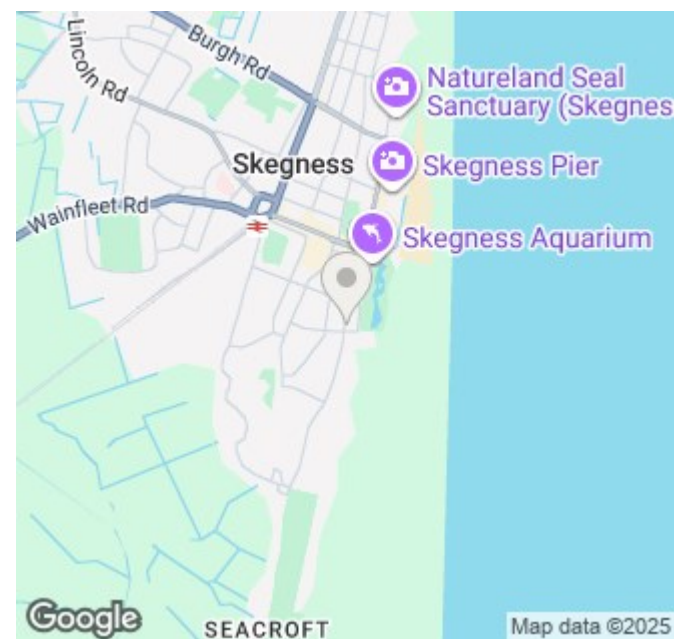






## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

