

**SINGLECOTE,
 34 DRUMMOND ROAD,
 SKEGNESS, PE25 3EB**



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1 Queen Street LN11 9AU
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 16b Victoria Road LN12 2AQ
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SKEGNESS
 32 Roman Bank PE25 2SL
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 10 The Broadway LN10 6ST
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www.tes-property.co.uk

Registered in England 03710262

A Freehold and well presented Detached Guest House with 8/10 letting Bedrooms and versatile owners Accommodation to suit either smaller or larger owners family.

With Enclosed Porch, Reception Hall, W.C, Living Room, Office & Kitchen. Owners 4 Rooms and bathroom, pvc double glazing and gas central heating.

Car parking to front and rear plus garden and 17'2" x 8'7" Store/Laundry

PRICE: £270,000

EPC RATING D

LOCATION

From Turner Evans Skegness office follow Roman Bank southwards into Lumley Square and left into Lumley Road, the main shopping street. Approximately 50 yards before the Clock Tower turn right into Drummond Road and the property lies on the right hand side.

ACCOMMODATION

ENCLOSED PORCH

With wide pvc double doors and top light with "The Singlecote" set into the glazing and inner wide pvc door and side screens to the:-

RECEPTION HALL

With radiator, attractive stairs off with exposed pine bannister, opaque pvc window, reception desk with Fire Detection system, understairs gas meter.

W.C

With toilet, hand basin, opaque pvc window, tiled surround, electric fuses.

DINING ROOM

16'5" x 12' maximum

With bay window to the front elevation, radiator, single glazed window to the side elevation, 5 tables, door to:-

SERVERY

Being 'L' shaped with 2/3 further dining tables, built in cupboards with fridge, downlights, single glazed window to the side elevation.

REAR HALL

With radiator.

OFFICE

9'10" x 12'2" maximum including stairs and chimney breast.

With opaque pvc window to the side elevation, dresser style built in cupboards, further range of built in cupboards with appliance spaces, spaces for upright fridges and freezers.

KITCHEN

13'7" x 10'6"

With pvc window to the side elevation, extractor, built in base and wall units, 1 ¼ bowl stainless steel sink unit, space for dishwasher, Parry hot cabinet, 6 ring gas cooker, eye level grill, hand basin, breakfast bar, further range of built in cupboards and drawers, tiled floor, door to:-

REAR LOBBY

With access to lower ground floor.

OWNERS LOUNGE

15'2" reducing to 19'8" x 12'

With 2 single glazed windows to the side elevation, 2 radiators, wood style flooring, door to:-

BEDROOM 3 / OFFICE

13'4" x 7'8"

With pvc window to the rear elevation.



BATHROOM

5'10" x 6'10"

Attractively fitted with a shaped shower bath with screen and Triton shower over, hand basin in a vanity unit with cupboards and illuminated mirror above, W.C. tiled floor, chrome ladder towel radiator, 2 opaque pvc windows.

REAR LOBBY

With opaque pvc door to the side elevation, pvc window and stairs down to:-

ROOM

12'4" x 7'2"

With single glazed window, radiator, door to boiler cupboard.

ROOM

12'6" x 10'4"

With radiator plus a side area with opaque pvc escape window, tiled floor, radiator.

STAIRS FROM OFFICE to REAR LANDING

With pvc window, door connecting to the rest of the hotel (these rooms could be guest rooms if required).

BEDROOM 2 / GUEST BEDROOM 7

10' x 12'6" reducing to 7'7"

With pvc window to the rear elevation, radiator.

En-Suite Shower Room

With tiled walls, shower and W.C, extractor.

BEDROOM 3 / GUEST BEDROOM 6

10'9" x 9'5"

With pvc window to the rear elevation, radiator.

En-Suite Shower Room with tiled walls, tiled shower area, W.C, extractor.

GUEST BEDROOMS

FIRST FLOOR LANDING

Being spacious with same attractive carpet and décor, opaque pvc window, new fire doors, radiator.

BEDROOM 1

Single – with pvc window to the front elevation, radiator, hand basin in a vanity unit, T.V.

En-Suite Shower Room with tiled walls and shower area, W.C, extractor.

BEDROOM 2

Double – with pvc bay window to the front elevation with sitting area, hand basin and shaver light, radiator, T.V

En-Suite Shower Room with tiled shower area, W.C with concealed cistern, extractor.

BEDROOM 3

Single – with radiator, pvc window, T.V

En-Suite Shower Room with tiled shower area, hand basin, with shaver light, W.C, heated towel radiator, opaque pc window.



REAR LANDING

With radiator.

STORE

8'10" x 6'2"

With opaque pvc window, plumbing connection.

STORE / BUILT IN CUPBOARD

With single glazed window, insulated hot water cylinder, shelving.

BEDROOM 4

Double – With pvc window, radiator, T.V.

En-Suite Shower Room with tiled walls and shower enclosure with Triton shower, hand basin and shaver light, W.C, extractor.

BEDROOM 5

Double – with pvc window, T.V, radiator.

En-Suite Shower Room with tiled walls and shower area, hand basin with shaver light, W.C, extractor.

2ND FLOOR LANDING

With 2 pvc window over the stairs

BEDROOM 8

Family Room, Double and Single – with radiator, pvc dormer window to the front elevation.

En-Suite Shower Room with tiled walls and shower area, hand basin and shaver light, W.C, extractor.

BEDROOM 9

Double – with sitting area, pvc window, radiator, T.V

W.C with toilet and extractor

En-Suite Shower Room with tiled walls and shower area, hand basin, extractor, shaver light.

BEDROOM 10

Family Room, Double and Twin – with 2 radiators, hand basin, 2 pvc windows, access to roof space, hand basin and shaver light.

BATHROOM with mixer tap and hand shower attachment, W.C, hand basin, opaque pvc window, tiled walls, heated towel radiator.

OUTSIDE

To the front is a concreted forecourt for parking (upto 5 cars) with garden borders and exterior lighting. A concrete drive (shared with the Fairfax) leads to the rear parking area, exterior lighting, space for bins, garden area with lawn, 2 sheds, gravelled area.

STORE (former Garage)

17'2" x 8'7"

With power, laundry area with 2 washers, 2 dryers, further appliance space, chest freezer.



TENURE

We believe this property to be Freehold and are awaiting solicitor's confirmation. All interested parties are advised to make their own enquires.

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

ASSESSMENTS

Rateable Value - £5,200

Business Rates Payable 2016/2017 - £2516.80

Council Tax Band 'A' will be payable upon the owners accommodation.

As verbally advised by E.L.D.C 08.11.2016

ACCOUNTS

May be made available to bona fide enquirers who have viewed the property and provisional offers made.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness.



Energy Performance Certificate

Non-Domestic Building



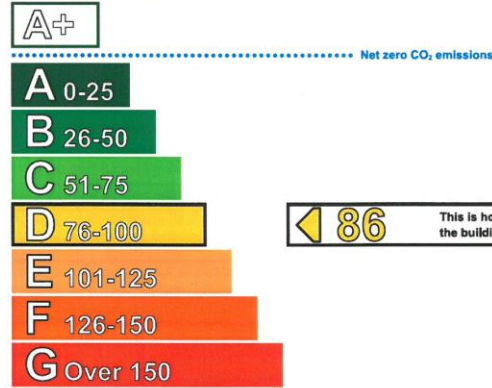
34 Drummond Road
SKEGNESS
PE25 3EB

Certificate Reference Number:
9683-3014-0969-0900-1891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 277
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 197.91

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built
92 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

MEASUREMENTS are approximate with the metric conversation shown in brackets, taken wall to wall unless otherwise indicated.

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