



Seacroft Lodge, 19 Norwood Road,  
Skegness, Lincs, PE25 3AD



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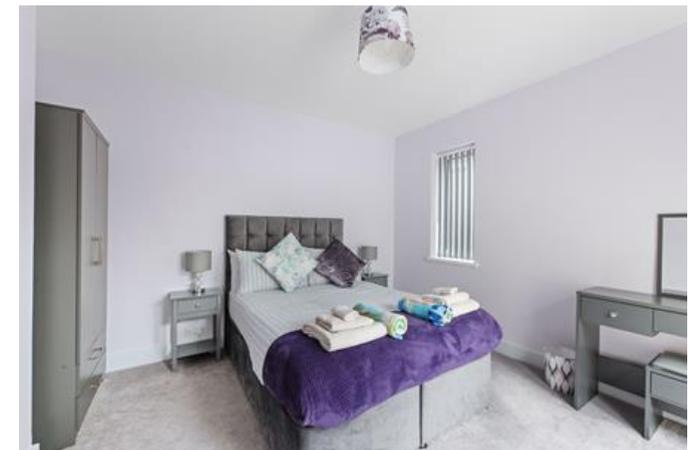
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£500,000



## Key Features

- IMPRESSIVE 4/5 BEDROOM HOUSE
- OUTDOOR SWIMMING POOL
- POPULAR SEACROFT AREA
- SPACIOUS ACCOMMODATION
- LIFT ACCESS TO FIRST FLOOR
- SAUNA ROOM & HOT TUB
- DOUBLE GARAGE
- EPC RATING D
- FREEHOLD





An impressive 4/5 Bedroom Detached House with Outdoor SWIMMING POOL currently run as a successful "award winning" holiday rental. Situated in the popular Seacroft area of Skegness being convenient for local facilities, the Beach and Golf Course. Recently refurbished internally and externally by the current owners the spacious accommodation comprises Entrance Hall/ Dining Area, formal Lounge, Snug, large Dining Kitchen with patio doors out to the terrace and swimming pool, ground floor Bedroom and Bathroom, Utility Room, Sauna and Wet Room. A LIFT to the first floor provides for 4 Double Bedrooms, two with En-Suite Shower Rooms and a further Shower Room. An extensive boarded out loft space would be perfect for conversion (subject to consents). Externally the property benefits from low maintenance paved gardens, a gated block paved drive leading to a Double Garage, heated Swimming Pool with remote controlled electric sliding roof with built in dimmable LED lights, a Hot Tub and a Pool House. EPC Rating D

### ACCOMMODATION

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

### ENTRANCE HALL / DINING AREA

5.60m x 5.16m (18'5" x 16'11") maximum being shaped.

Being an attractive and spacious entrance with stairs to the first floor, decorative faux brick fireplace, vinyl flooring, radiator, LIFT to the first floor.

### LOUNGE 6.71m x 3.63m (22'0" x 11'11")

With a pvc bay window to the front elevation and further slim windows either side, pvc window to the side elevation, 2 radiators, wall mounted T.V aerial point, modern recessed electric fire with wooden mantle, glazed french doors to the Hallway.

### GROUND FLOOR BATHROOM

3.56m x 1.78m (11'8" x 5'10")

Beautifully fitted with a P shaped bath with direct shower and curved screen over, W.C, wall hung vanity unit, tiled walls and floor, 2 chrome vertical towel radiators, pvc window to the side elevation.

### GROUND FLOOR BEDROOM

3.82m x 3.63m (12'6" x 11'11")

With a pvc window to the side elevation, pvc french doors opening onto the patio, radiator.

### UTILITY ROOM 3.14m x 2.24m (10'4" x 7'4")

With space for a washing machine and dryer, stainless steel sink unit in a base unit, wall mounted gas central heating boiler, pvc window to the side elevation, pvc door to the rear, elevation, Swimming Pool maintenance cupboard and further store, both with windows to the rear elevation.

### DINING KITCHEN 7.45m x 4.10m (24'5" x 13'6")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, duel fuel range style electric double oven with 5 ring gas hob and chimney style extractor hood above, space for fridge freezer, integrated Miele dishwasher with LED lights, pvc window to the front elevation. To the dining area there are pvc glazed sliding patio doors leading out to the garden and Swimming Pool, a dresser style unit to match the kitchen with breakfast bar seating, radiator.

### SNUG 3.00m x 2.46m (9'10" x 8'1")

With pvc window to the side elevation, radiator.

### SAUNA 2.81m x 1.76m (9'2" x 5'10")

With 2 pvc doors to the outside, 'Largerholm' Sauna

### WET ROOM 0.00m x 0.00m (0'0" x 0'0")

With shower, W.C, hand basin, pvc window to the side elevation, radiator.

### FIRST FLOOR GALLERIED LANDING

With access to roof space, door to LIFT, pvc windows to the front and rear elevations, heated airing cupboard, radiator.





**MASTER BEDROOM** 4.35m x 3.62m (14'4" x 11'11")

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

**EN-SUITE SHOWER ROOM** 3.15m x 2.92m (10'4" x 9'7")

Stylishly fitted with a large walk in shower enclosure, wall hung vanity unit with hand basin, W.C, chrome towel radiator, tiled walls.

**BEDROOM 2** 3.65m x 2.41m (12'0" x 7'11")

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

**EN-SUITE SHOWER ROOM** 2.69m x 0.73m (8'10" x 2'5")

With shower enclosure, hand basin in vanity unit, W.C, wiled walls.

**BEDROOM 3** 3.44m x 3.65m (11'4" x 12'0")

With 2 pvc windows to the front elevation, radiator.

**BEDROOM 4** 3.41m x 2.95m (11'2" x 9'8")

With pvc window to the front elevation, radiator.

**SHOWER ROOM** 2.46m x 1.84m (8'1" x 6'0")

Stylishly fitted with a large walk in shower enclosure, hand basin, W.C, chrome towel radiator, tiled walls, pvc window to the side elevation.

**LOFT SPACE**

Being an extensive space and boarded out, being perfect for conversion (subject to any necessary planning consents).

**OUTSIDE**

To the front is a fenced and walled garden area with pedestrian handgate and slate chipped borders. A gated block paved drive provides access to the:-

**DOUBLE GARAGE** 5.76m x 2.73m (18'11" x 9'0")

laid out as 2 singles and both measuring 5.76m x 2.73m.

The rear garden is mainly paved with several seating areas, a HOT TUB and a heated SWIMMING POOL which is monitored and controlled by a smartphone app and has a remote controlled electric sliding roof with built in dimmable LED lights and roll out pool cover.



## POOL HOUSE 5.96m x 2.68m (19'7" x 8'10")

With pvc sliding patio doors.

## 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 property benefits from a pressure accumulator system in the loft, coupled to a large hot water cylinder ensuring a good supply of hot water to all five of the showers. The agents are advised that the property also benefits from fibre optic broadband giving wi-fi coverage throughout.

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 and accompanied by their personnel.

## COUNCIL TAX

The property has most recently being used as a holiday let therefore Business Rates have been charged. Rateable Value 2024-2025 £4,000. Taken from the HMRC website.

## 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. The cost of these checks is £66 (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.





### Ground Floor

Approx. 133.2 sq. metres (1433.4 sq. feet)



### First Floor

Approx. 95.9 sq. metres (1032.4 sq. feet)



Total area: approx. 229.1 sq. metres (2465.8 sq. feet)



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		