

THE SHERWOOD LODGE, 100 DRUMMOND ROAD, SKEGNESS, LINCS, PE25 3EH



- NO CHAIN
- WELL PRESENTED GUEST HOUSE
- PROMINENT MAIN ROAD CORNER POSITION
- CLOSE TO TOWN CENTRE WITH TARMAC CAR SPACE FOR 8/10 CARS
- 12 GUEST BEDROOMS (11 EN-SUITE)
- GUEST LOUNGE, LOUNGE BAR & DINING ROOM
- MODERN KITCHEN & STORAGE AREAS
- OWNERS 1/2 BEDROOMS, OFFICE, BATHROOM
- GAS CENTRAL HEATING (3 boilers) & PVC DOUBLE GLAZING
- REAR GARDEN AREAS & 4 SHEDS

PRICE: £300,000

EPC RATING C

TURNER
 EVANS
 STEVENS
 LIMITED
 Estate Agents
 Valuers
 Auctioneers
 Surveyors

GRIMSBY
 21 St Mary's Gate DN31 1JE
 T 01472 362020 F 362040

LINCOLN
 12 Newland LN1 1XD
 T 01522 511665 F 511830

LOUTH
 6 Cornmarket LN11 9PY
 T 01507 601633 F 603917
 Also
 1 Queen Street LN11 9AU
 T 01507 602264 F 600036

MABLETHORPE
 16b Victoria Road LN12 2AQ
 T 01507 473476 F 479852

SKEGNESS
 32 Roman Bank PE25 2SL
 T 01754 766061 F 610382

SPILSBY
 34 High Street PE23 5JH
 T 01790 752151 F 754537

SUTTON ON SEA
 2 Evergreen Walk
 High Street LN12 2SW
 T 01507 441166 F 443481

WOODHALL SPA
 10 The Broadway LN10 6ST
 T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

LOCATION

From Hunters Turner Evans Stevens 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 Sherwood Lodge Hotel lies on the right hand side.

ACCOMMODATION

Entrance is on the front elevation via pvc double double doors into:-

ENCLOSED PORCH

With pvc windows, tiled floor, two wall lights and via a stylish inner glazed door into:-

HALLWAY

With artex and coving to ceiling, double leaf radiator, built-in cupboard housing the electric meter, central heating temperature control, telephone point, stairlift.

GUEST LOUNGE

12'1" x 9'10" (3.71m x 3m) with four wall lights and glazed double doors leading to the:-

LOUNGE BAR

15'11" x 10'3" (4.83m x 3.15m) with built-in corner bar with shelving and optics, double leaf radiator, pvc window to the side elevation, fitted furniture and pvc double doors to the rear decking patio.

DINING ROOM

15'7" x 17'1" maximum being shaped (4.75m x 5.2m)

with seating for 20 – 22, built in cupboard housing the gas central heating for ground floor, double leaf radiator, mirror display shelving built-in into one chimney breast recess, built-in airing cupboard housing the insulated hot water tank to other side, further built in cupboard, skylight and window and door connecting to owners accommodation.

KITCHEN

15'6" x 9'6" plus door recess (4.75m x 2.9m) fitted with a comprehensive range of roll edge work surfaces, modern base and wall units, 5 ring gas cooker with stainless steel chimney canopy above, Lincat double hot cabinet, integrated dishwasher, Lincat bain marie, Lincat grill, 2 stainless steel sink units with mixer taps, separate inset handbasin, tiled splashbacks, upstairs central heating on/off control switch, appliance space, pvc window overlooking rear patio. Door returning to Hallway and door to:-

REAR LOBBY

With plumbing for automatic washing machine.

OFFICE / STORAGE AREA

with power points and wall panelling, built-in linen cupboard, radiator, pvc window, door to exterior and sliding door to:-

OFFICE / DRESSING ROOM

14'2" x 7'2" (4.31m x 2.18m) maximum overall. With pvc windows, radiator, door to Bedrooms, door to:-



OWNERS ACCOMMODATION

SUN LOUNGE / BEDROOM 2

8' x 7'3" (2.43m x 2.21m) with pvc windows to two walls overlooking garden area.

BEDROOM

16'3" x 12'3" (4.98m x 3.73m) with a range of dark grain built-in wardrobes and twin bed recess with lockers over and over bed light, double leaf radiator, telephone point, pvc window, door to:-

BATHROOM

12' maximum x 7'1" (3.66m x 2.17m) Attractively re-fitted with a white suite comprising corner bath, W.C., pedestal handbasin. Large tiled shower enclosure with pivot door, tiled walls, skylight providing borrowed light, radiator and door returning via small Lobby to the Guest Dining Room

GUEST BEDROOMS

All with T.V. and tea making facilities and central heating radiator. Current arrangement of beds shown.

BEDROOM 1

TWIN with pvc bay window with sitting area, radiator, fridge.

EN-SUITE SHOWER ROOM with tiled shower enclosure, W.C, washbasin, extractor.

BEDROOM 2

DOUBLE with pvc double glazed bay window, radiator, fridge.

EN-SUITE SHOWER ROOM with tiled shower enclosure, W.C, washbasin, extractor.

BEDROOM 3

LARGE TWIN Bedsitting Room with two pvc windows, radiator, side access pvc door from car park, fridge.

EN-SUITE SHOWER ROOM with tiled shower enclosure, W.C, washbasin, radiator, opaque pvc window.

FIRST FLOOR LANDING

With radiator, pvc window, stairlift.

BEDROOM 5

DOUBLE with double glazed window, radiator.

EN-SUITE SHOWER ROOM with tiled shower enclosure with screen doors, W.C, washbasin with shaver light, extractor.

BEDROOM 6

SINGLE with pvc window, radiator

EN-SUITE SHOWER ROOM With tiled shower enclosure and screen doors, hand basin, W.C, radiator, opaque pvc window, downlights, extractor.

BEDROOM 7

DOUBLE with pvc window, radiator.

EN-SUITE SHOWER ROOM with W.C, hand basin and shaver light, tiled walls and shower enclosure, extractor.

BEDROOM 8

TWIN with pvc bay window with sitting area, radiator, fridge

EN-SUITE SHOWER ROOM with tiled shower enclosure, hand basin, W.C, extractor, shaver light.



BEDROOM 9

SINGLE with pvc window to the front elevation, washbasin, radiator.

PRIVATE SHOWER ROOM

With tiled shower enclosure with screen doors, pvc window, hand basin, recessed spotlights to ceiling, heater.

BEDROOM 10

FOUR POSTER DOUBLE with pvc window, fridge, radiator.

EN-SUITE SHOWER ROOM with tiled shower enclosure with mains shower, hand basin, W.C and shaver light, extractor.

SECOND FLOOR LANDING

With pvc window and access to roof space, fuse board for this landing.

BEDROOM 11

TWIN with pvc window and radiator.

EN-SUITE SHOWER ROOM with tiled walls and shower enclosure, hand basin, W.C (saniflow), extractor.

BEDROOM 12

DOUBLE with pvc window, radiator.

EN-SUITE SHOWER ROOM with tiled walls and shower enclosure with screen doors, hand basin, W.C, extractor.

BEDROOM 14

DOUBLE with 2 wood double glazed skylight windows, radiator, fridge.

EN-SUITE W.C With tiled walls, hand basin, W.C, opaque pvc window.

OUTSIDE

To the front the property is bordered by a low wall and has a large walled tarmac parking area and a decking patio seating area on two levels, cold water tap, exterior lighting.

At the rear of the property is a decking patio on two levels and a few steps lead down to the rear area with gravel for lower maintenance. 4 Sheds, one with electric connected, timber bunkers for barrels and bar equipment in the side passage.



TENURE

Freehold with vacant possession available upon completion.

ASSESSMENTS

Rateable Value:- £6,000

Business Rates Payable 2016/2017:- £2,904

Council Tax is payable upon the owners accommodation

As verbally advised by East Lindsey District Council

SERVICES

Mains gas, electricity, water and sewerage services are connected. 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 Turner Evans Stevens office in Skegness.

INCLUSIONS

The property is offered for sale as a going concern with the exception of the owners personal possessions.

ACCOUNTS

May be made available to bonafide purchasers who have viewed the property.

PREMISES LICENCE

Prospective purchasers are advised to make their own enquiries regarding the premises licence.



Energy Performance Certificate

Non-Domestic Building

HM Government

The Sherwood Lodge Hotel
100 Drummond Road
SKEGNESS
PE25 3EH

Certificate Reference Number:
0698-0127-1930-2890-9603

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

58

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	331
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	159.71
Primary energy use (kWh/m ² per year):	917.36

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

92 If typical of the existing stock

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

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