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Dugard Road

Cleethorpes
DN35 7SD

Offers in the Region Of £199,950

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Property Introduction

Offered for sale with no forward chain, this spacious and beautifully presented three-bedroom semi-detached home is situated within a highly sought-after residential area, making it an excellent choice for families, first-time buyers, or those looking to upsize. Finished to a modern standard throughout, the property is ready for its next owners to move straight in and enjoy. The ground floor offers a welcoming entrance hall leading into a generous lounge, providing a comfortable space to relax and unwind. To the rear of the property is a stylish open-plan kitchen and dining room, perfect for everyday family life as well as entertaining guests. A useful ground floor cloakroom completes the accommodation on this level. Upstairs, the property boasts three well-proportioned bedrooms, offering flexible space for a growing family, guests, or those working from home. The contemporary family bathroom is fitted with an attractive four-piece suite, including both a separate shower and bath, providing practicality as well as a touch of luxury. Externally, the property enjoys well-maintained gardens to both the front and rear, with the enclosed rear garden offering a safe and private space for children to play or for outdoor dining during the warmer months. Off-road parking adds further convenience for homeowners and visitors alike. Ideally located close to a wide range of local amenities, shops, schools, and transport links, this superb home combines modern living with everyday convenience. Early viewing is highly recommended to fully appreciate the space, presentation, and excellent location on offer.

Entrance Hall

Entering the property reveals a radiator, carpeted floor and access to the under stairs cupboard.

Lounge

11' 3" x 14' 11" (3.43m x 4.54m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining room

12' 10" x 11' 3" (3.91m x 3.43m)

The dining area is open plan off the kitchen with French doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

20' 1" x 6' 4" (6.13m x 1.94m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side and laminate flooring. There is also a modern fitted kitchen with plenty of worktop space, a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

WC

With a radiator, vinyl flooring, a WC and basin.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom 1

11' 3" x 11' 9" (3.44m x 3.58m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

7' 7" x 5' 10" (2.32m x 1.79m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

8' 10" x 8' 0" (2.69m x 2.43m)

The bathroom has an opaque window to the rear elevation, tiled walls, access to the loft, a radiator and vinyl flooring. There is also a white suite with a WC, basin, bath and a shower cubicle with an electric shower.

Outside

Gates provides access to the property with a driveway for off road parking, a lawn and established shrubs. The rear garden has a further lawn and established shrubs and also a patio area ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

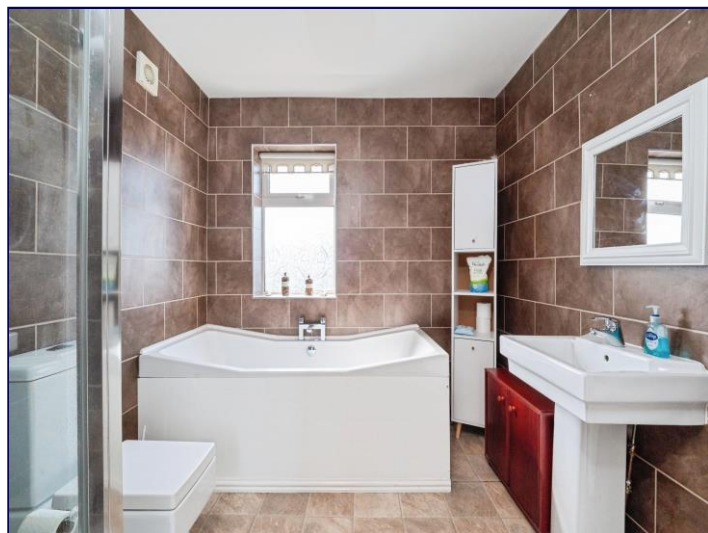
Services

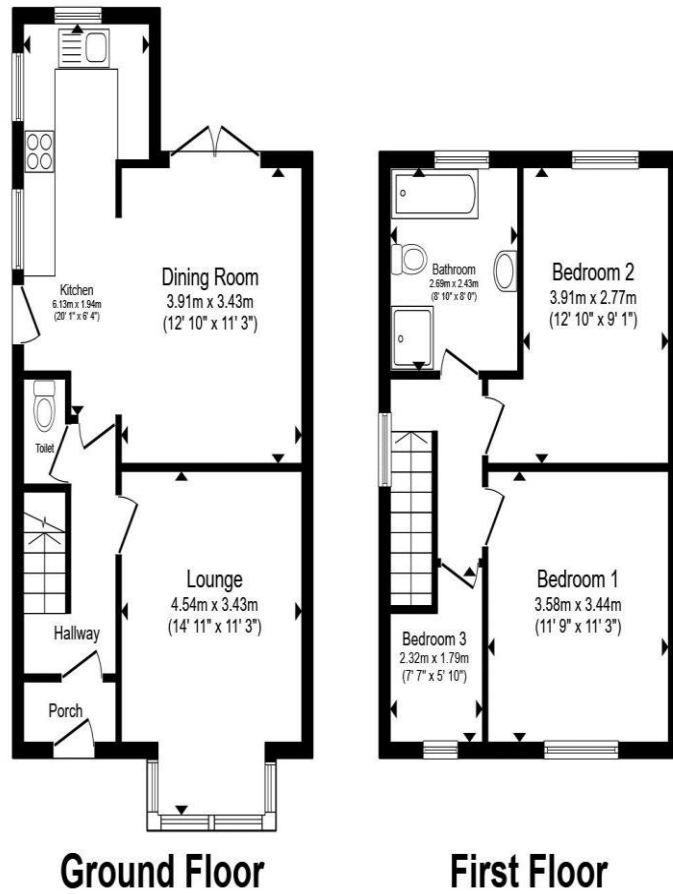
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and->





Total floor area 85.3 m² (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		