



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Dugard Road

Cleethorpes
DN35 7SE

Offers in the Region Of
£185,000

Crofts Estate Agents are delighted to bring to market this attractive three bedroom semi-detached property situation on Dugard Road in Cleethorpes. Popular area for a variety of buyers this lovely home is currently let and is set well back from the road with a large well kept front garden with off road parking for several cars. Entering the property Internally there is a welcoming hallway, spacious lounge and open plan kitchen diner. To the first floor there are two double bedrooms, a third single bedroom and a family bathroom with three piece suite and separate shower cubicle. There is a large garden to the rear and a detached garage for additional storage.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

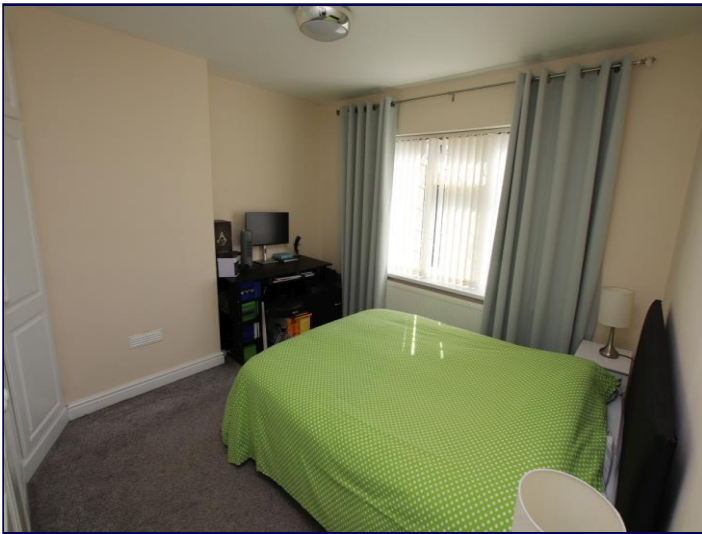
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor with storage beneath.

Cloakroom

uPVC double glazed window to the side elevation. Equipped with a close coupled w.c and vanity wash hand basin.

Lounge

17' 1" x 10' 11" (5.20m x 3.33m)

Attractively presented and having uPVC double glazed bay window to the front elevation. Central heating radiator. Electric fire.

Kitchen/Diner

14' 11" x 16' 8" (4.54m x 5.09m) max

A lovely open plan space creating more than ample room for the kitchen and dining area. The kitchen offers an excellent range of wall and base units with complementary roll edged work surfacing with inset sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Plumbing for an automatic washing machine. uPVC double glazed window to the rear and side elevation, along with a side entry door. To the dining area which is neutrally decorated there is a uPVC double glazed window to the rear and a central heating radiator.

First Floor Landing

uPVC double glazed window to the side aspect. Loft access.

Bedroom One

12' 10" x 10' 11" (3.92m x 3.33m)

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard housing the gas boiler.

Bedroom Two

12' 1" x 10' 11" (3.68m x 3.33m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Three

7' 3" x 5' 9" (2.21m x 1.76m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

8' 11" x 5' 9" (2.71m x 1.76m)

uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c, vanity wash hand basin, shower cubicle and a panelled bath. Tiling to the walls. Fitted extractor fan.

Outside

The property benefits from a good sized frontage offering an expanse of lawn and a gravelled driveway leading onto side gates and down to a useful storage garage. The rear garden enjoys a good sunny aspect and again offers lawned area with established flower beds.

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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

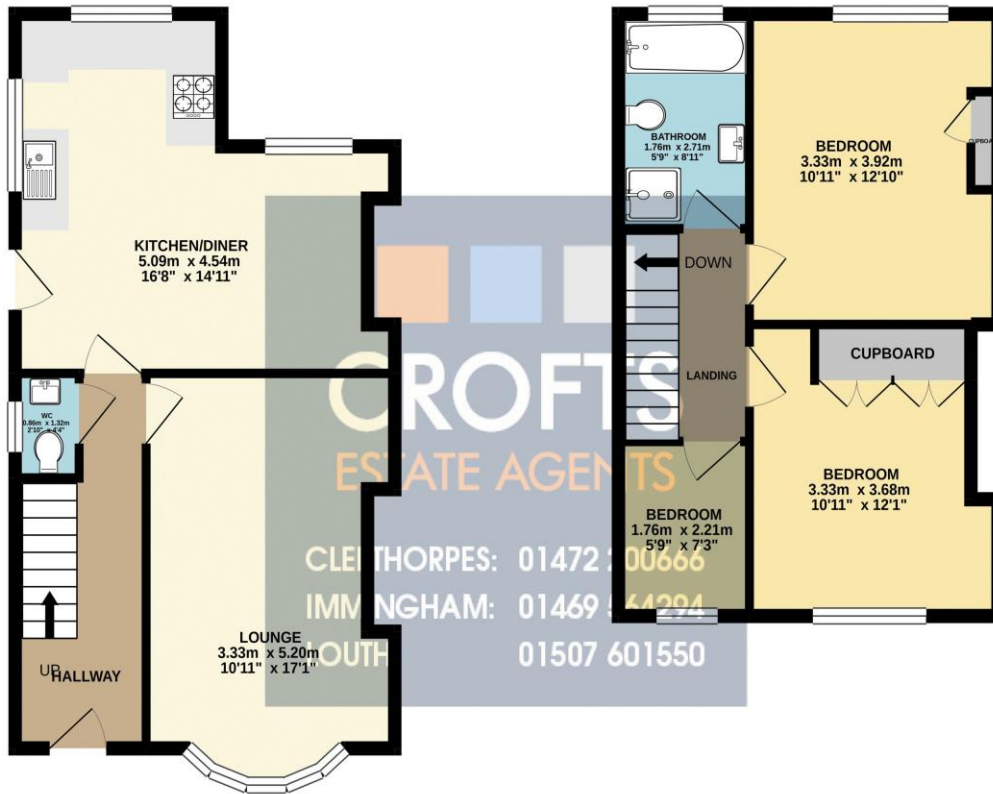
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
42.8 sq.m. (461 sq.ft.) approx.

1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 80.7 sq.m. (869 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.