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



Dugard Road

Cleethorpes
DN35 7SD

Offers in the Region Of £175,000

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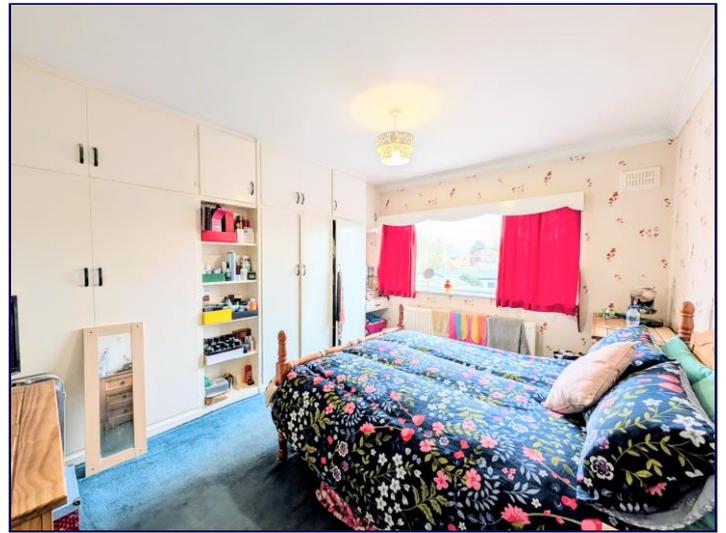
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Property Introduction

Located on the ever-popular Dugard Road in Cleethorpes, this well-presented semi-detached home offers an excellent opportunity for families and buyers seeking a property in a convenient and desirable location. The property has been improved by the current owners, including a modern fitted kitchen installed in 2025, providing a stylish and functional heart to the home. The accommodation briefly comprises a welcoming lounge, a spacious dining room that opens seamlessly into the new kitchen—ideal for family living and entertaining—and a bright conservatory overlooking the rear garden. A useful pantry and ground floor WC complete the downstairs layout, adding practicality and convenience. To the first floor are three well-proportioned bedrooms, two of which are generous doubles, together with a family bathroom fitted with a modern white suite. Outside, the property enjoys gardens to both the front and rear, the latter being enclosed and perfect for relaxing or entertaining during the warmer months. A driveway provides off-road parking, while a detached garage, positioned within the rear garden, offers further storage or workshop potential. Situated close to excellent local amenities, schools, and transport links, this attractive home is perfectly placed for easy access to both Cleethorpes seafront and the wider Grimsby area. Early viewing is highly recommended to appreciate the space, layout, and quality this lovely home has to offer.

Entrance Hall

Entering through the entrance porch reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Lounge

12' 6" x 11' 6" (3.81m x 3.51m)

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

Dining Room

13' 0" x 11' 6" (3.96m x 3.51m)

The dining room has a window and door to the conservatory, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage and the dining rooms flows into the kitchen.

Kitchen

10' 0" x 5' 9" (3.04m x 1.74m)

The kitchen has a window to the side elevation, vinyl flooring and a modern fitted kitchen which was fitted in 2025 and has a one and a half sink and drainer, plumbing for a washing machine and an electric oven with a gas hob with extractor over.

Pantry

4' 11" x 3' 4" (1.51m x 1.02m)

The pantry has a window to the conservatory, a radiator and vinyl flooring.

WC

4' 11" x 2' 9" (1.51m x 0.85m)

The WC has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC and a basin.

Conservatory

9' 6" x 8' 8" (2.90m x 2.65m)

The conservatory has tri aspect windows, a door to the rear, a radiator and a tiled floor.

First Floor Landing

The first floor landing has access to the loft, an opaque window to the side, coving to the ceiling and a carpeted floor.

Bedroom One

13' 1" x 9' 8" (3.98m x 2.95m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

12' 6" x 9' 8" (3.80m x 2.95m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

7' 5" x 5' 9" (2.25m x 1.74m)

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

Bathroom

8' 2" x 5' 9" (2.50m x 1.76m)

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

Garage

The garage has an up and over door and a window and door to the side elevation.

Outside

With a low maintenance front garden with a driveway providing off road parking. The rear garden has a lawn and patio area with

established shrubs and is enclosed by perimeter fencing and brick walls.

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-speeds/ofcom-checker>

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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

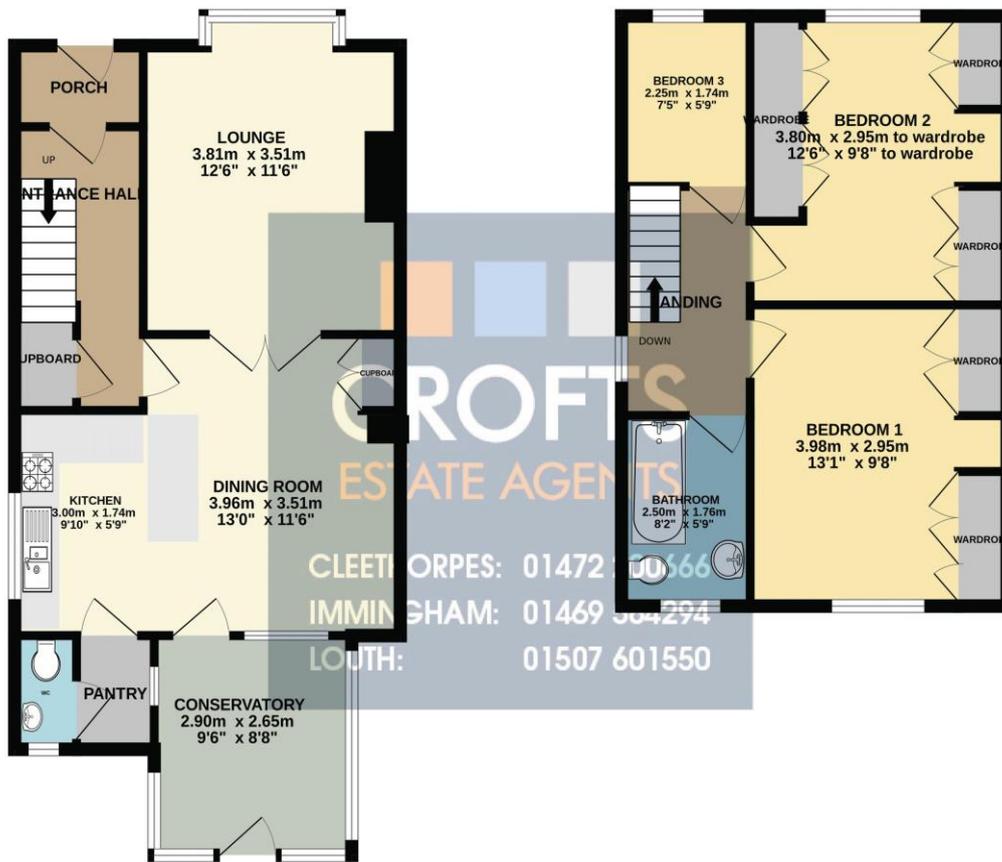
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
51.3 sq.m. (552 sq.ft.) approx.

1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



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TOTAL FLOOR AREA: 91.9 sq.m. (990 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.
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