



# CROFTS ESTATE AGENTS

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



71 Dugard Road

Cleethorpes  
DN35 7SD

Offers in the Region of  
£164,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious semi detached property located within a popular residential location. Ideal for a family this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, open plan kitchen-diner and the cloakroom. To the first floor there are three bedrooms and the bathroom which has a FOUR piece suite. Externally there are gardens to front and rear with off road parking and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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#### **Hallway**

An entrance porch leads into the entrance hallway with a radiator, a carpeted floor and under stairs cupboard.

#### **Lounge**

11' 3" x 14' 10" (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. The adjoining wall to next door has also been soundproofed.

#### **Cloakroom**

The cloakroom has a radiator, vinyl flooring and a WC.

#### **Dining Room**

12' 9" x 11' 3" (3.91m x 3.43m)

The dining room has French doors to the rear elevation, a radiator and vinyl flooring.

#### **Kitchen**

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

The kitchen has windows to the side and rear, a door to the side and vinyl flooring. There is a range of fitted units with a sink and drainer, dishwasher and an electric oven with gas hob and extractor over.

#### **Landing**

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

#### **Bedroom One**

11' 8" x 11' 3" (3.58m x 3.44m)

The first of the double bedrooms to the front of the property boasts a carpeted floor, central heating radiator and a UPVC double glazed window to the front aspect.

#### **Bedroom Two**

9' 0" x 12' 9" (2.77m x 3.91m)

The second of the double bedrooms to the rear of the property benefits from a carpeted floor, central heating radiator and a UPVC double glazed window.

#### **Bedroom Three**

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

The third of the generous bedrooms to the front of the property benefits from a UPVC double glazed window, central heating radiator and a carpeted floor.

### **Bathroom**

8' 9" x 7' 11" (2.69m x 2.43m)

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

### **Outside**

Stood back from the main road the property boasts off road parking for several vehicles on the driveway to the front. The front garden is laid predominantly to lawn with the boundary secured with garden walling and a set of wrought iron gates providing access. A generous side pathway leads to the rear garden where a newly laid patio provides a private relaxing seating area. A real added bonus for the property is the detached (re-built) detached garage with a new up and over door, side window and courtesy door. A set of timber gates allows for vehicular access off Hamont Road. the boundary is secured with timber fencing and traditional garden walling.

### **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.

### **Viewing**

By appointment only, telephone 01472 200666

### **Council Tax information**

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

### **Free Valuations**

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://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**

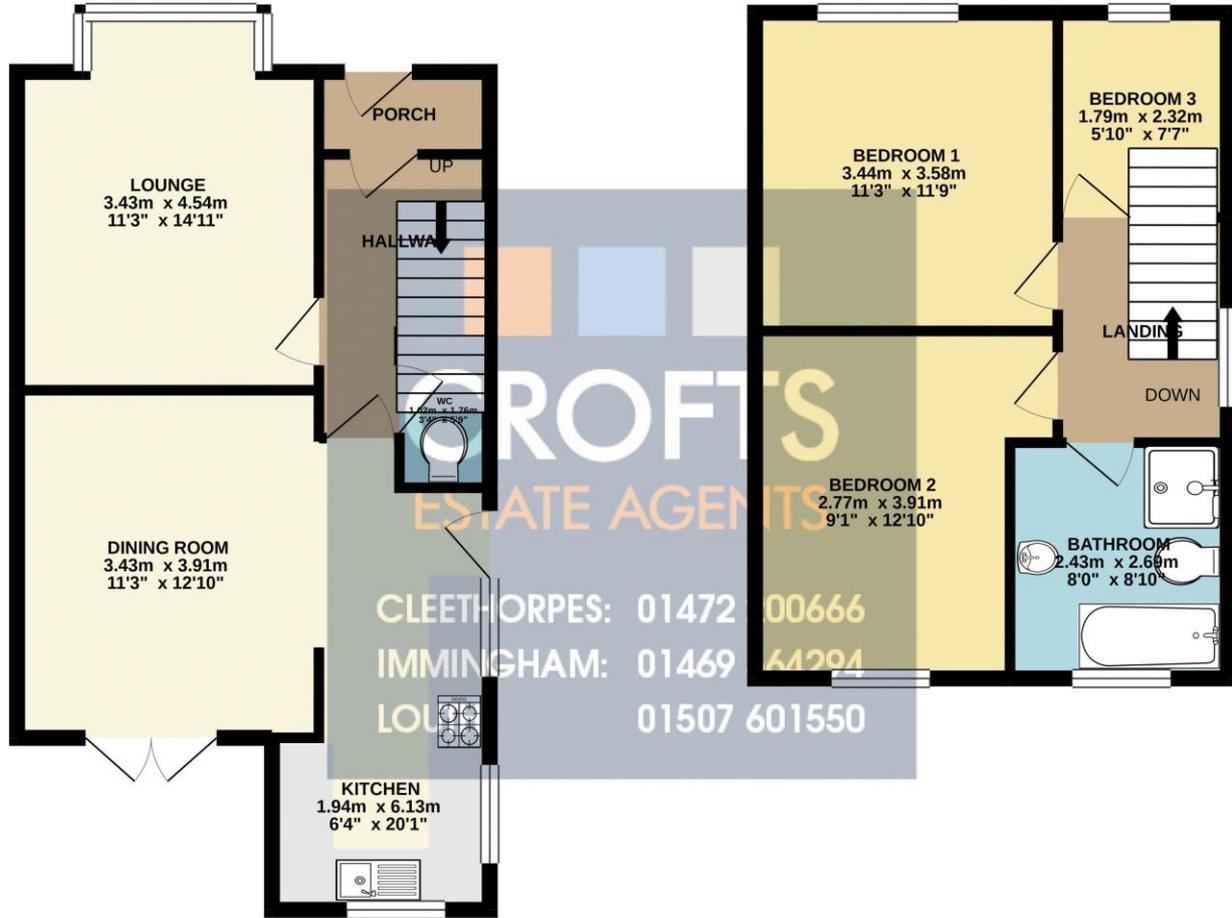
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
46.2 sq.m. (498 sq.ft.) approx.

1ST FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 86.3 sq.m. (929 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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### BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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