



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



83 Dugard Road

Cleethorpes  
DN35 7SD

£139,950

Crofts estate agents are pleased to offer for sale this unique extended semi detached property which has parking via driveways to the front and rear elevation. Situated within close proximity to Cleethorpes seafront and Grimsby town centre, this property will appeal to a variety of would be purchasers and comes with viewing highly advised. Well maintained throughout, this property has been extended to provide a larger kitchen which then provides access to the cloakroom and the garage. The property benefits from solid hardwood windows and doors and gas central heating. Accommodation comprises of a lounge, dining room and breakfast kitchen. A cloakroom and garage complete the ground floor. To the first floor there are three bedrooms and the bathroom. Externally there are front and rear gardens with off road parking to both.

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### Entrance Hall

Entering into the property through the front door reveals a light open space with a window to the side elevation, laminate flooring, a radiator and access to the under stairs storage cupboard.

### Lounge

15' 7" x 11' 0" (4.74m x 3.35m)

The lounge has a large bay window to the front elevation, coving to the ceiling, a dado rail, laminate flooring and a radiator. There is also a gas fire set within a modern surround and a wall papered walls.

### Dining Room

11' 11" x 11' 0" (3.63m x 3.36m)

The dining room has a window to the rear elevation, coving to the ceiling, dado rail, laminate flooring and a radiator.

### Kitchen/Breakfast Room

13' 3" x 12' 11" (4.03m x 3.93m)

The kitchen has further door to the front elevation and a window to the front and rear elevation. There is a range of modern fitted units to base and eye level with integral Stoves gas oven and hob with extractor over as well as a one and a half bowl sink and drainer with mixer tap. To complete the kitchen there is a tiled floor, complimentary tiling and space for a table and chairs. A further door then leads to a rear lobby area.

### Lobby area

A lobby area provides access to the cloakroom and the garage.

### Cloakroom

4' 11" x 3' 11" (1.50m x 1.19m)

The cloakroom has a two piece suite with complimentary tiling and tiled floor.

### First Floor Landing

The first floor landing has a window to the side elevation, dado rail, carpeted floor and also provides access to the loft.

### Bedroom One

12' 6" x 9' 11" (3.82m x 3.02m)

Bedroom one has a window to the front elevation, wall papered walls, fitted wardrobes, a carpeted floor and a radiator.

### Bedroom Two

12' 3" x 10' 11" (3.74m x 3.33m)

Bedroom two has a window to the rear elevation, wall papered walls, fitted wardrobes, a carpeted floor and a radiator.

### Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)

Bedroom three has a window to the front elevation, wall papered walls, fitted wardrobe, a carpeted floor and a radiator.

**Bathroom**

7' 10" x 6' 4" (2.40m x 1.94m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, carpeted floor and a radiator. There is also a white three piece suite with a mains shower over the bath.

**Front garden**

To the front there are wrought iron gates which open into the driveway providing off road parking. There is also a tidy lawn and flower beds with a perimeter brick wall to all sides.

**Rear Garden**

The rear garden has an additional set of wooden gates providing further off road parking accessed off Hamont Road and also access to the garage. There is also tidy lawn with flower beds and a paved patio area which is ideal for alfresco dining. Again there are brick perimeter walls around the garden.

**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 the office on 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

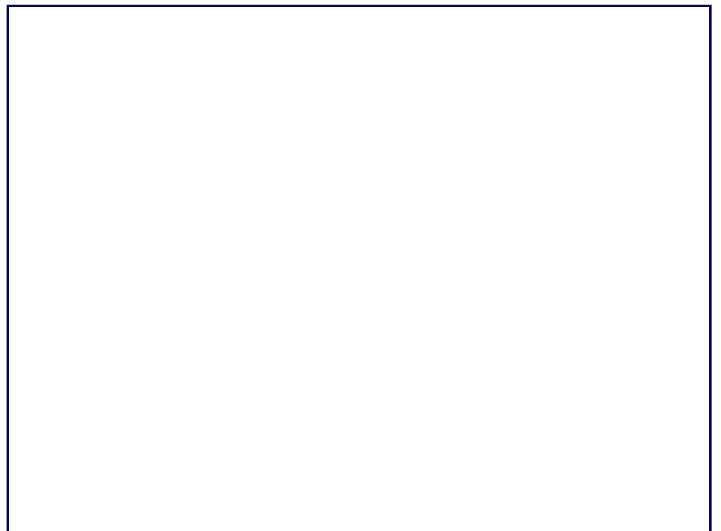
**Property Management**

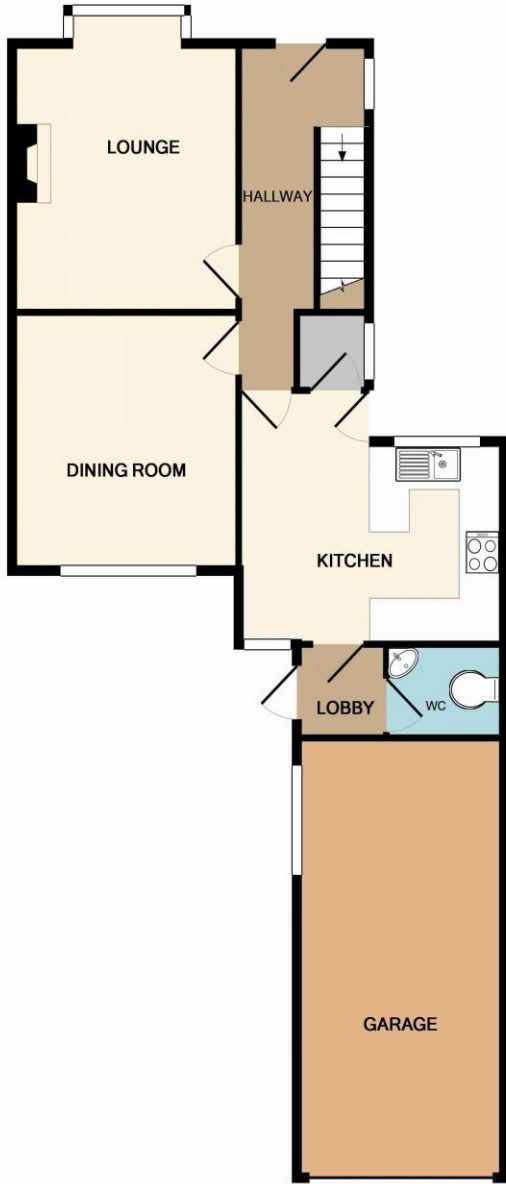
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

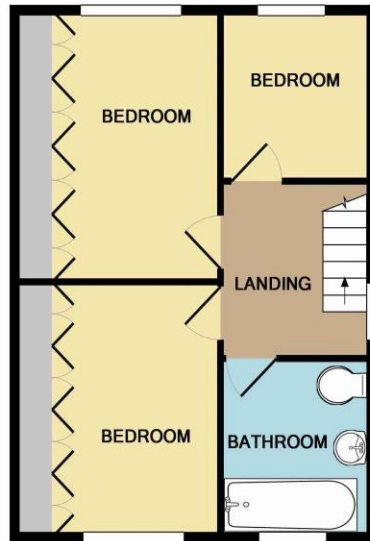
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
APPROX. FLOOR  
AREA 771 SQ.FT.  
(71.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1198 SQ.FT. (111.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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