



CROFTS ESTATE AGENTS

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



Humberston Fitties
Humberston
Grimsby
DN36 4HB

£107,500

Crofts Estate Agents are delighted to bring to the market this beautifully presented three bed detached holiday home. Located within a quiet and popular part of Humberston Fitties, is this lovely home which has been extended over the years and sits on a large plot. Enjoying a ten month occupancy the property would create an ideal purchase for those looking for that getaway home or possible investment for holiday income. Internal viewing will reveal the entrance hallway, lounge, kitchen, utility/lobby, sun room/dining room, three bedrooms and a shower room. Externally, the home boasts a large and well presented garden which has been maintained to the highest standard over the years and ample off road parking. In addition the current owner is prepared to sell the property fully furnished. Viewings are essential!

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Lounge

14' 11" x 10' 2" (4.54m x 3.10m)

Located at the front of the holiday home is this generously sized lounge, boasting carpeted flooring, modern decor, electric fire and uPVC windows to the front and side elevation.

Kitchen

9' 11" x 9' 11" (3.02m x 3.02m)

The kitchen provides plenty of storage units to both base and eye level, along with a double integrated oven, gas ring hob with extractor fan above and breakfast bar.

Dining room/sun room

12' 4" x 6' 7" (3.76m x 2.01m)

The conservatory, which could be used as a dining room or sun room, benefits from laminate flooring, uPVC windows and french doors opening out towards the garden and an electric feature fire.

Bedroom 1

12' 8" x 7' 10" (3.86m x 2.39m)

Briefly comprising of vinyl laminate flooring, radiator and uPVC window to the front elevation. The room benefits from being spacious enough for a double bed and wardrobes, as well as having a built in storage cupboard.

Bedroom 2

7' 7" x 10' 2" (2.31m x 3.10m)

Bedroom two, which again is a double size, briefly comprises of carpeted flooring, built in storage cupboard and uPVC window.

Bedroom 3

7' 9" x 10' 2" (2.36m x 3.10m)

The third bedroom, which gives access to the conservatory, benefits from carpeted flooring, tasteful decor and a radiator.

Shower Room

5' 3" x 10' 0" (1.60m x 3.05m)

This modern shower room boasts a large shower cubical, WC and wash basin with vanity unit. There is marble tiles on most of the walls, along with laminate flooring, down lights and a radiator

Rear

Set upon a large plot in this quiet and popular part of Humberston Fitties sits this three bed detached holiday home. Boasting a vast amount of space outside with lawn and patio area and a picket fence around the perimeter.

Tenure

Believed to be Leasehold, 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 A: 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 01472 200666 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.

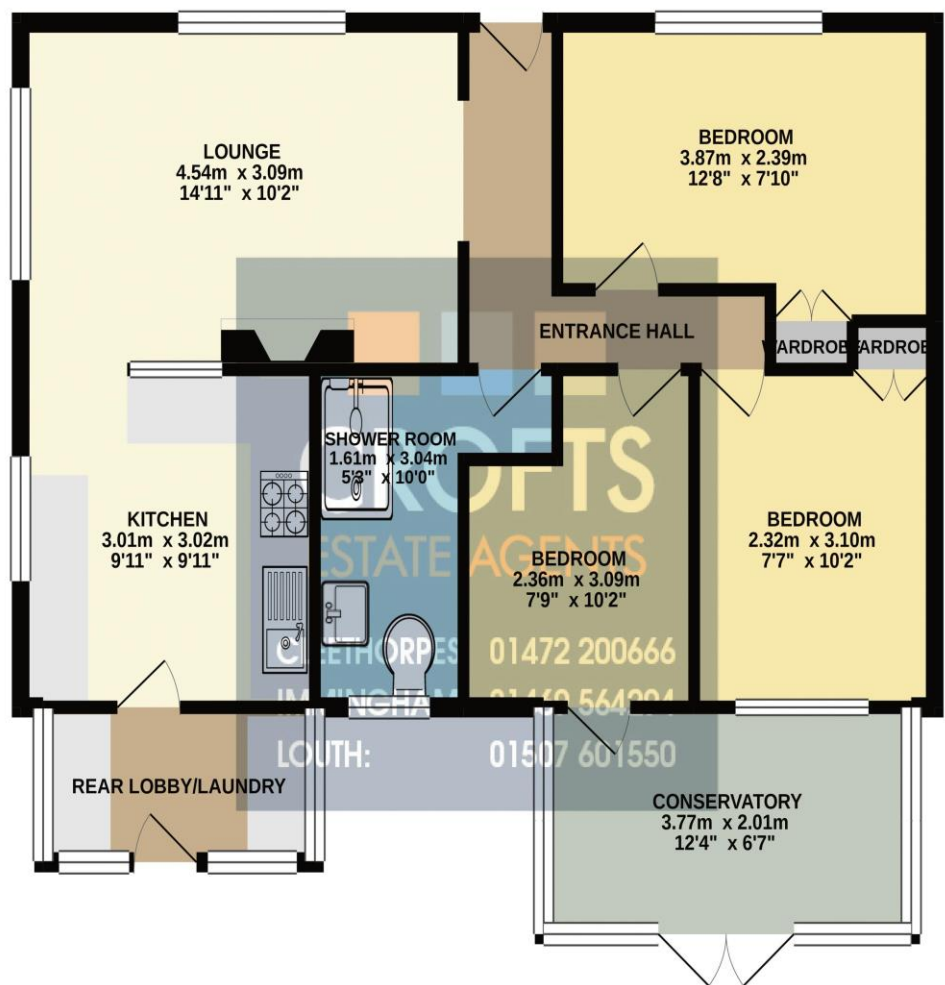
Mortgage and Financial Advice

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.

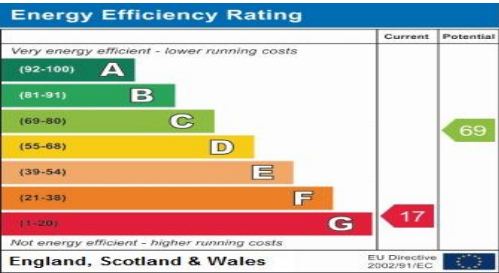


GROUND FLOOR
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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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