



# CROFTS ESTATE AGENTS

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



1st Main Road  
Humberston Fitties  
Humberston  
DN36 4EU

Offers in the Region Of  
£99,950

Without a doubt this is one of the finest examples of chalet on the popular Humberston Fitties development only a few foot steps from the beach itself. This three bedroom holiday home is beautifully presented throughout and benefits from sealed unit double glazing and briefly comprises of entrance hallway, lovely open plan kitchen / living area to the rear with patio doors accessing the rear garden, shower room and three good sized bedrooms. The gardens wrap around the property with off road parking to the front and a rear garden which enjoys a south westerly facing rear garden and therefore enjoys the majority of the days sun. No forward chain on the vendors side and viewing truly is a must on this lovely property.

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](http://www.croftsestateagents.co.uk)





#### Entrance Hallway

With composite entry door to the front elevation and opening to the living kitchen area.

#### Lounge Area

12' 5" x 16' 8" (3.785m x 5.081m)

A lovely light and airy space with two double glazed windows to both side aspects, a circular window to the front and patio doors to the rear leading out to the decked patio area. Wood flooring. Electric radiators. Opening to the kitchen.

#### Kitchen Area

7' 2" x 7' 7" (2.182m x 2.312m)

Offering double glazed window to the rear elevation and fitted with a range of wall and base units with complementary work surfacing with inset one and a half sink and drainer. Integrated eye level oven, along with a four ring electric hob with chimney extractor over. Splashback tiling.

#### Shower Room

5' 4" x 6' 11" (1.634m x 2.120m)

With double glazed window to the side elevation and fitted with a close coupled w.c, vanity wash hand basin and shower cubicle with electric shower. Electric towel radiator.

#### Bedroom One

11' 2" x 10' 1" (3.408m x 3.071m) max

Offering sealed unit double glazed windows to the front and side elevations.

#### Bedroom Two

8' 6" x 7' 10" min (2.590m x 2.398m)

Sealed unit double glazed window to the front elevation. Electric radiator.

#### Bedroom Three

8' 2" x 7' 9" (2.486m x 2.356m)

Sealed unit double glazed window to the side elevation. Electric radiator.

#### Outside

Set upon this lovely plot only a few footsteps away from the beach itself and having wrap around lawned garden and off road parking. The rear garden enjoys a good degree of privacy and enjoys a sunny aspect and has a raised decked area ideal for outdoor entertaining.

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas 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](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.

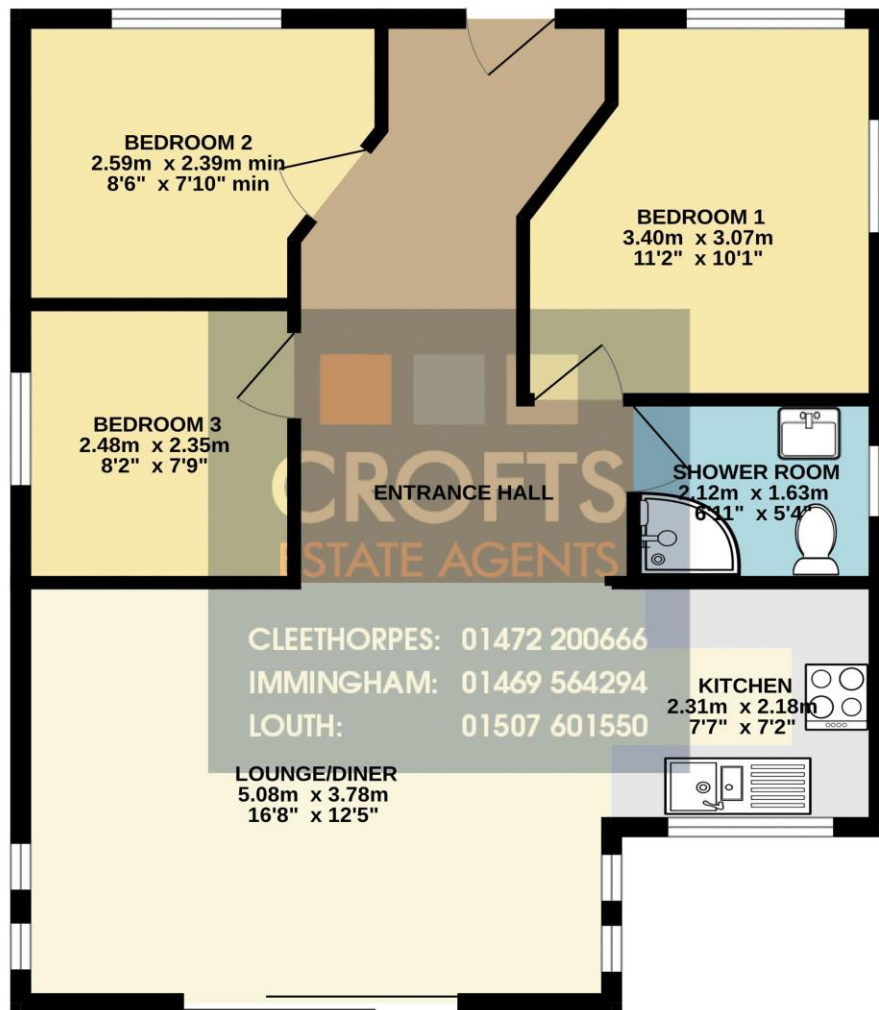
**Mortgage and Financial Advice**

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  
61.1 sq.m. (658 sq.ft.) approx.



TOTAL FLOOR AREA : 61.1 sq.m. (658 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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