



# CROFTS ESTATE AGENTS

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CLEETHORPES  
01472 200666

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



12th Avenue  
Humberston  
Humberston Fitties  
DN36 4HD

Offers in the Region Of  
£115,000

Crofts Estate Agents are delighted to bring to the market this spacious and well presented three bed detached chalet, situated on the increasingly popular Humberston Fitties. Only a short walk from the beach and occupying a good size plot, with wrap around garden, this property has been meticulously maintained over the years and has recently been extended. Internal viewing is essential in order to appreciate this stunning property, which briefly comprises of porch, lounge, kitchen, conservatory, three bedrooms and the modern bathroom suite. Externally, there is a wrap around garden, predominately laid to lawn, with driveway to the side.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

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





### Lounge

9' 10" x 20' 8" (2.99m x 6.29m)

Beautifully presented with parquet flooring, log burner, radiator, and large uPVC window to the front.

### Conservatory

8' 5" x 17' 8" (2.56m x 5.38m)

A fantastic addition to this already spacious chalet! Having recently been extended, this room benefits from tiled flooring, neutral decor, patio doors opening out to the garden and uPVC windows all round.

### Kitchen

8' 0" x 9' 10" (2.44m x 2.99m)

The fully fitted kitchen offers ample storage with base and wall mounted units and a roll top worktop. There is an integral oven with hob and extractor above, space for an undercounter fridge freezer and plumbing for a washing machine.

### Bedroom 1

9' 10" x 10' 2" (2.99m x 3.10m)

Bedroom one briefly comprises of laminate flooring, radiator, fitted wardrobes and uPVC window to the rear.

### Bedroom 2

9' 10" x 10' 2" (2.99m x 3.10m)

Bedroom two briefly comprises of laminate flooring, radiator, fitted wardrobes and uPVC window to the front.

### Bedroom 3

6' 9" x 8' 2" (2.06m x 2.49m)

Bedroom three briefly comprises of laminate flooring, radiator and uPVC window to the rear.

### Bathroom

4' 7" x 9' 2" (1.40m x 2.79m)

Benefitting from a bath with overhead shower, WC and vanity basin. There is also aqua boarding all round, vinyl flooring and uPVC window to the rear.

### Exterior

Externally, there is a wrap around garden, predominately laid to lawn, with driveway to the side, creating ample off road parking.

**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.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

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

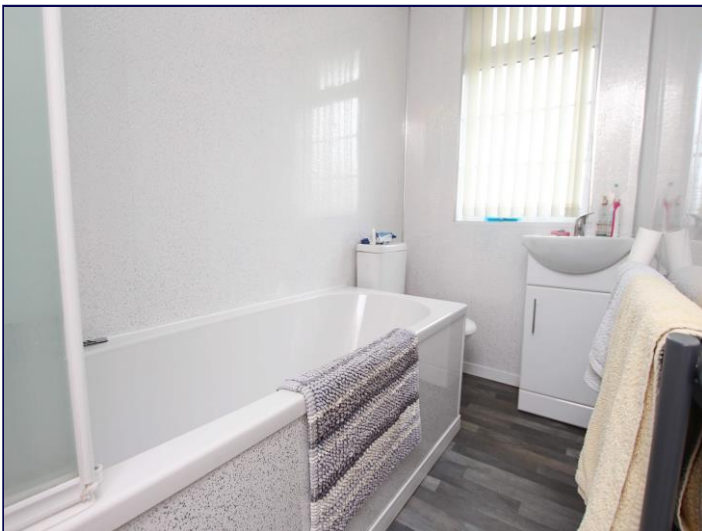
**Property Management**

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.

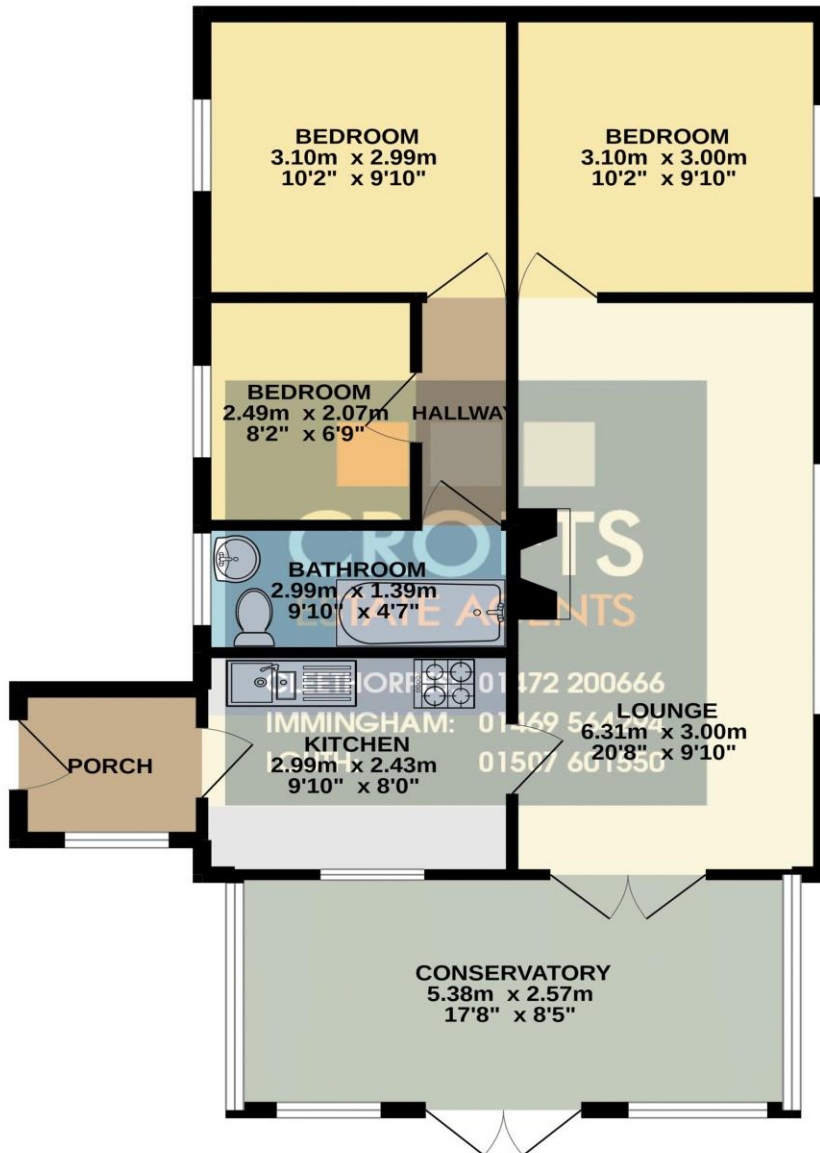
**Mortgage and Financial Advice**

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.**

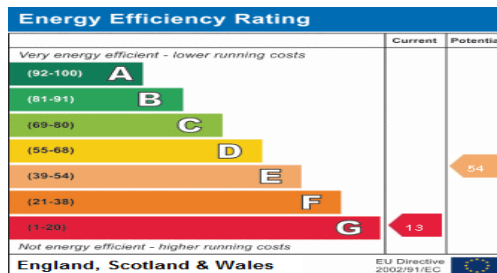


GROUND FLOOR  
72.5 sq.m. (780 sq.ft.) approx.



TOTAL FLOOR AREA : 72.5 sq.m. (780 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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