



# CROFTS ESTATE AGENTS

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



Main Road  
Humberston Fitties  
Humberston  
DN36 4HB

Offers in the Region Of  
£92,000

Located upon the ever popular Humberston Fitties development, Crofts estate agents are delighted to offer for sale this delightful two bedroom detached holiday chalet set upon this good sized plot tucked away within this quiet position. Presented throughout to a good standard the present owners have improved the property with a open kitchen / lounge/diner. The remainder of the property briefly comprises entrance hallway, two double bedrooms and a shower room. Lawned gardens and parking. No forward chain on the vendors side.

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**Entrance Hallway**

uPVC double glazed entrance door to the front elevation. Inner door through to the lounge / diner.

**Lounge/Diner**

12' 3" x 22' 9" max (3.737m x 6.945m)

Offering a dual aspect view with uPVC double glazed windows to the front and side elevations. Pleasantly decorated and having two electric radiators. Offering ample space to accommodate both a living and dining area, the lounge then opens to the kitchen.

**Kitchen**

7' 11" x 13' 2" (2.407m x 4.014m)

With two uPVC double glazed windows and a entry door to the rear elevation, the kitchen offers a range of fitted wall and base units with contrasting work surfacing over with inset sink and drainer. Splashback tiling. Plumbing for washing machine and dishwasher. Electric oven point.

**Shower Room**

7' 9" x 6' 5" (2.362m x 1.967m)

With uPVC double glazed windows to the rear and side elevations the bathroom is fitted with a walk in shower with electric shower, pedestal wash hand basin and a washbasin. Electric heater. Storage cupboard.

**Bedroom One**

10' 8" x 11' 2" into wardrobe (3.258m x 3.406m)

Located to the rear of the property, the first of the double bedrooms has an electric heater. Window to the rear elevation. Walk in wardrobes to one wall.

**Bedroom Two**

11' 1" x 9' 3" (3.37m x 2.81m)

uPVC double glazed window to the front elevation. Electric heater.

**Outside**

Externally there is a good sized garden area with an area with grass ideal for children to play. There is also parking and the property offers a perimeter fence.

**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.

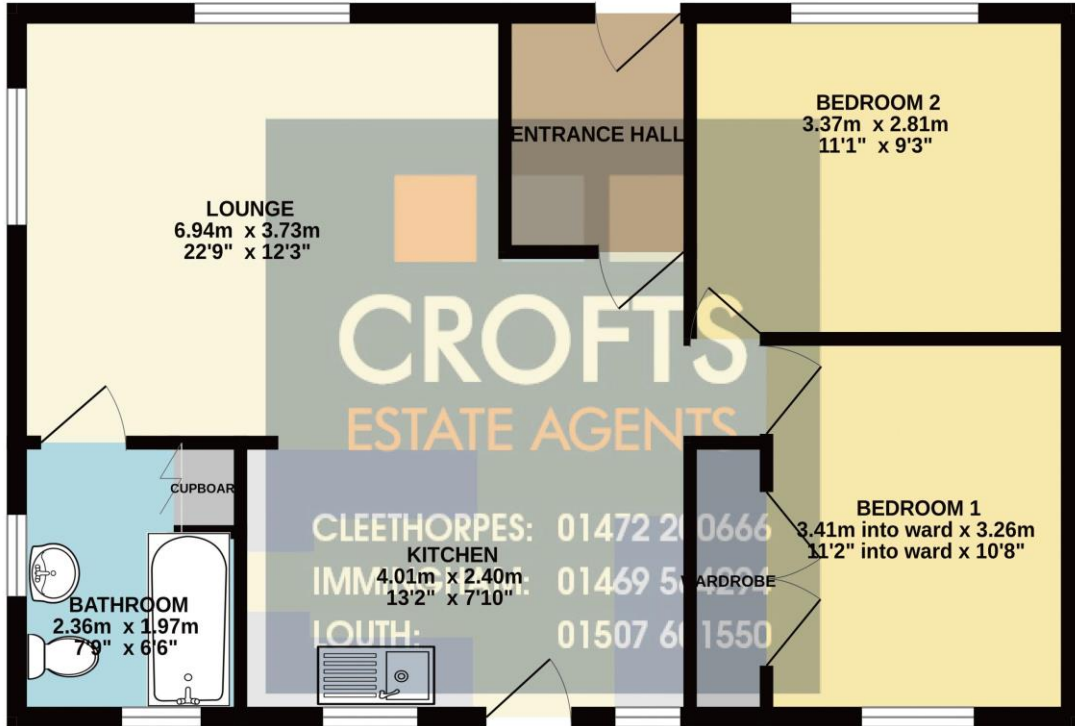
**Mortgage and Financial Advice**

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.*



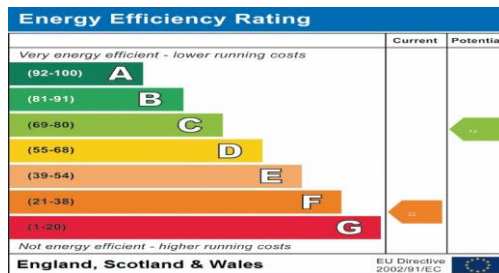
GROUND FLOOR  
57.4 sq.m. (618 sq.ft.) approx.



TOTAL FLOOR AREA : 57.4 sq.m. (618 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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