



# CROFTS ESTATE AGENTS

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



33 Queen Elizabeth Road  
Humberston  
DN36 4DQ

Offers in the Region Of  
£249,950

Coming to the market and standing out from the crowd is this delightfully extended three bedroom semi detached former bungalow. Set in an established residential development on a splayed plot backing on the Humberston fields on a tenth of an acre, this property offers more than meets the eye. The property briefly comprises entrance hall, kitchen dining room, lounge, dining room, three bedrooms and family bathroom with shower. With an EPC rating of A+ the property has HEAT PUMP and SOLAR PANELS which actually pump power back to the grid which receives a good tariff, meaning bills are cheap at this property. Outside the property has lovely well tended rear gardens with two patio areas plus detached single garage with the front offering good sized driveway for several cars

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**Entrance Hall**

The entrance hall reveals a welcoming space with coving to the ceiling, a radiator and a tiled floor.

**Lounge**

14' 0" x 10' 11" (4.27m x 3.32m)

The lounge has a window to the front elevation, double doors to the dining room, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

**Dining Room**

9' 6" x 10' 11" (2.90m x 3.32m)

The dining room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

**Kitchen/Diner**

20' 8" x 10' 11" (6.31m x 3.34m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the side, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and dish washer and also an electric double oven and gas hob with an extractor over.

**Bedroom Two**

10' 6" x 10' 11" (3.20m x 3.33m)

Bedroom two has a bay window to the front elevation, a radiator and laminate flooring.

**Bedroom Three**

6' 11" x 10' 11" (2.11m x 3.33m)

Bedroom three has a window to the side elevation, a radiator and laminate flooring.

**Bathroom**

5' 9" x 7' 2" (1.75m x 2.19m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a white suite with a WC, vanity basin and a bath with a glass screen and mains shower over.

**Stairs**

Stairs lead to the first floor and reveals a window to the rear elevation and access to the eaves storage cupboard.

**Bedroom One**

14' 11" x 10' 4" (4.55m x 3.15m)

Bedroom one has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor.

**Outside**

With an abundance of off road parking space to the front, a well kept lawn and a lovely array of established shrubs. The rear garden is a sight to behold with a further well kept lawn, two patio areas, both ideal for alfresco dining and a gate which leads to the

park behind. There are also beautifully stocked flower beds, established shrubs and perimeter fencing.

**Garage**

The garage has an up and over door and a personal access door to the side.



**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.

**Viewings**

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

**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)



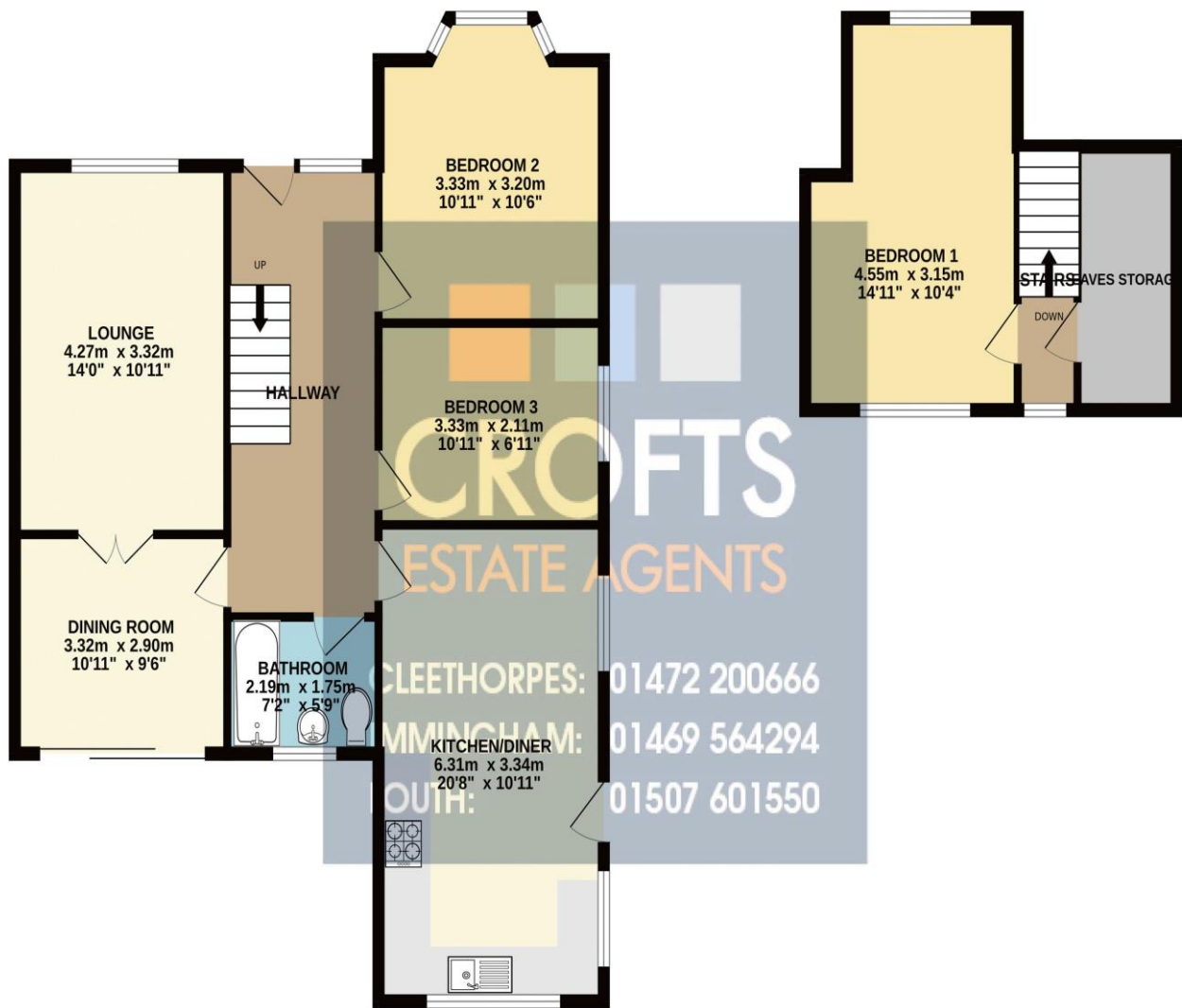


**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
80.6 sq.m. (867 sq.ft.) approx.

1ST FLOOR  
22.2 sq.m. (239 sq.ft.) approx.



TOTAL FLOOR AREA: 102.8 sq.m. (1106 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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