



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



1st Main Road

Humberston Fitties
DN36 4EZ

Offers in the Region Of
£90,000

Coming to the market with NO FORWARD CHAIN is this beautiful presented recently renovated TWO BEDROOM detached chalet bungalow. Occupying a very GENEROUS PLOT in a PRIME POSITION, this property has added permissions not completed to add to what's already there including 3m raised rear decking and outer cladding to the building. Inside the property has been completely insulated to walls floor and ceiling, has new central heating system and boiler, new kitchen and new bathroom and some new windows. The chalet has a simple layout with two double bedrooms one of which is very large, shower room, inner hall and open plan kitchen breakfast dining lounge to the back with French doors to the south facing rear garden. The gardens are primarily laid to lawn with fencing to the perimeter with two timber outbuildings including summerhouse which are separated by slab patio. The front has gated parking for multiple vehicles including

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



Kitchen breakfast area

11' 7" x 7' 1" (3.53m x 2.15m)

The kitchen has a horseshoe of grey base units with wood effect work tops and white sink drainer over. The kitchen has electric oven grill and hob, with space for washing machine and an integrated fridge. The kitchen has breakfast bar, white decor, two new windows, varnished wood flooring, white decor, eight down lights and is open plan to the living dining room.

Lounge dining room

11' 7" x 15' 3" (3.53m x 4.65m)

A large space open plan to the kitchen breakfast room with pebble grey decor, two windows, new glazed French doors to the rear, radiator, two pendant lights and TV point. The lounge also has a fire boarded wall ready for the potential future installation of a log burner.

Inner lobby

Bedroom One

15' 6" x 11' 6" (4.73m x 3.50m)

A large double bedroom has two windows to the front and side, pebble grey decor, grey carpet, radiator and fan light.

Bedroom Two

9' 8" x 10' 6" (2.95m x 3.19m)

A second double room has two wood windows, grey carpet, pebble grey decor, radiator, pendant light and loft access.

Shower room

6' 2" x 7' 10" (1.89m x 2.38m)

With large quarter shower, vanity sink and WC, the shower room has dark and light grey aqua board, white and grey tile effect vinyl flooring, frosted window, three down lights as well as blinds.

Rear and side garden

The south west facing rear garden is laid to lawn with two timber outbuildings with working electric and slab patio. There is timber fence to the boundaries. One of the timber sheds is a summer house and one is a summerhouse and in-between them is a slab patio and decking with further seating.

Front garden and driveway

The front garden is laid to well tended lawn with picket fence and double timber gates to the driveway which is laid to slab and gravel for several vehicles.

Inner lobby

Open plan to the rear open living and leading to bedrooms the area has grey carpet, pebble grey walls and pendant light.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office 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.

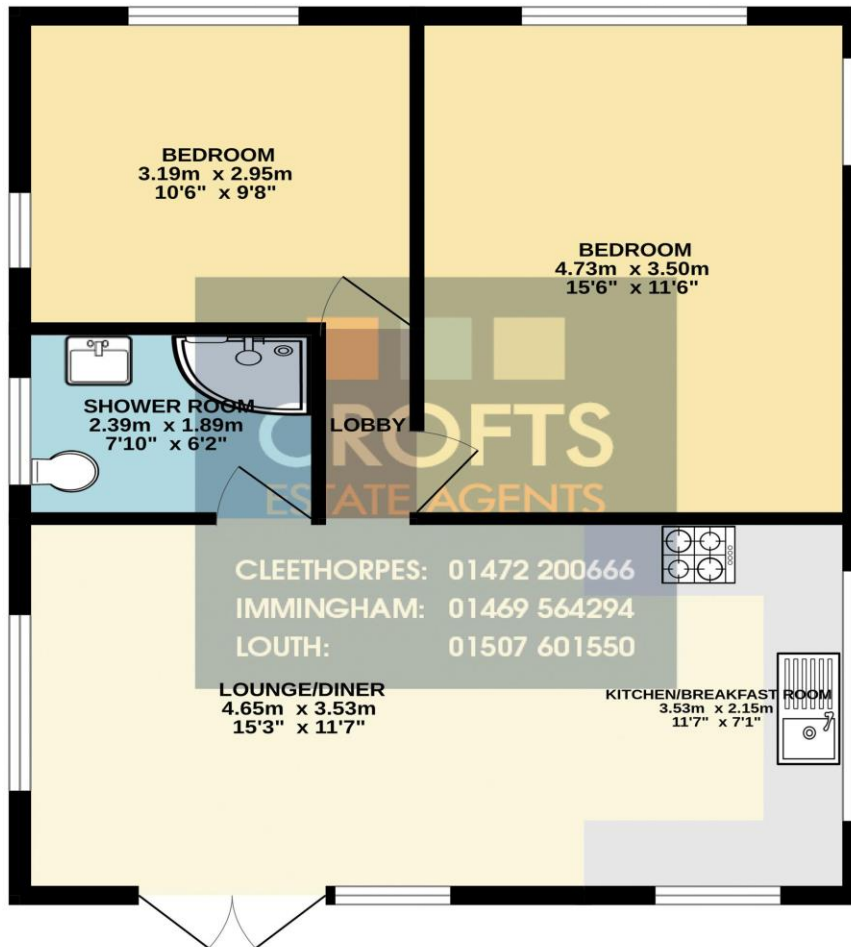
Mortgage and Financial Advice

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



GROUND FLOOR
55.3 sq.m. (595 sq.ft.) approx.



TOTAL FLOOR AREA : 55.3 sq.m. (595 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.
Made with Metropix ©2024