



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



Field House Road

Humberston
DN36 4TL

Fixed £250,000

NO CHAIN - FANTASTIC KITCHEN AND BATHROOM - SUPERB LUXURIOUS FINISH THROUGHOUT - GARAGE, PARKING AND GARDENS - Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN what is without a doubt one of the finest bungalows of its kind on the market today. The current owner has spared no expense to create this stunning turn key property and the new owners can look forward to many years of hassle free living. Nearby there are a wide variety of local amenities and internal viewing will reveal the entrance hall, lounge-diner, kitchen, three bedrooms and the bathroom. With a garage, driveway for off road parking and gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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



Entrance Hall

A welcoming hall with a neutral and fresh finish which is echoed throughout with access to the loft, a radiator and Porcelain floor tiles.

Lounge/Diner

13' 11" x 11' 0" (4.25m x 3.35m)

The lounge-diner has two windows to the side elevation, French doors to the front, a radiator and a carpeted floor.

Kitchen

9' 6" x 11' 1" (2.89m x 3.37m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the rear, a heated towel rail and Porcelain floor tiles. There is also a superb fitted kitchen with an inset sink and plenty of AEG appliances including an electric oven, integrated microwave, induction hob, dishwasher, washer/dryer, fridge and freezer. There is also an extractor fan over the hob.

Bedroom One

10' 5" x 10' 9" (3.18m x 3.27m)

Bedroom one has a bay window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

10' 6" x 9' 11" (3.19m x 3.01m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

6' 11" x 10' 9" (2.11m x 3.27m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

5' 9" x 6' 11" (1.74m x 2.10m)

The bathroom has a window to the rear elevation, Porcelain wall and floor tiles, a heated towel rail and a fantastic suite with a WC, basin and a free standing bath and underfloor heating.

Garage

The garage has an up and over door and a window to the side elevation.

Outside

With a driveway providing ample off road parking and also a lawn to the front with established shrubs. The rear garden provides a lovely setting with a further lawn, patio area ideal for alfresco dining and is all enclosed by perimeter fencing and hedging.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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.

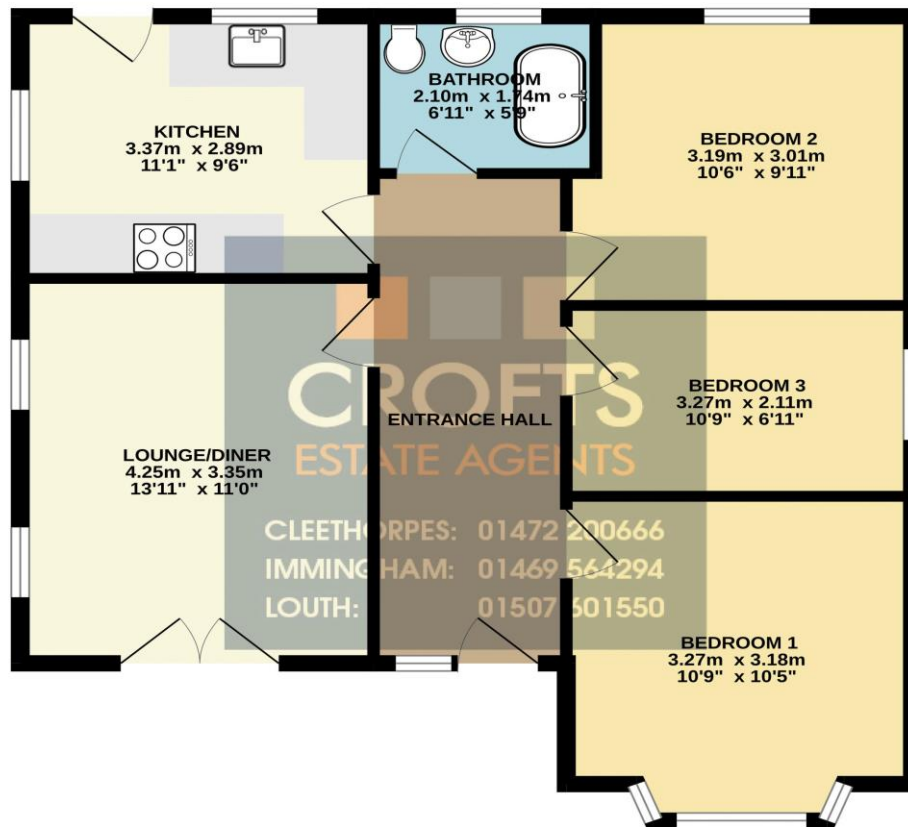
Mortgage and Financial Advice

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 SECURED ON IT.



GROUND FLOOR
65.7 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA: 65.7 sq.m. (708 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 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		