



CROFTS ESTATE AGENTS

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



Midfield Road

Humberston
DN36 4TH

Offers in the Region Of
£174,950

NO FORWARD CHAIN - Crofts estate agents are delighted to offer for sale this spacious semi detached bungalow which is located within the popular village of Humberston. The village boasts an enviable selection of amenities as well as great schools for children of all ages. Requiring a scheme of modernisation but priced to reflect, this property comes with viewing highly advised. Internal viewing will reveal the lounge, kitchen-diner, dining room, a bathroom, sun room, and two double bedrooms. With a garage, a driveway for parking and gardens to the front and rear. The property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

17' 3" x 10' 10" (5.26m x 3.31m)

The lounge has a bay window to the front elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

Kitchen/Diner

16' 1" x 8' 11" (4.91m x 2.71m)

The kitchen-diner has tri aspect windows, a door to the side elevation, a radiator and a tiled floor. There is also a fitted kitchen with a one and a half sink and drainer and plumbing for both a washing machine and dish washer.

Bedroom One

11' 5" x 11' 0" (3.49m x 3.35m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Dining Room

10' 6" x 11' 0" (3.19m x 3.35m)

The dining room has doors to the sun room, coving to the ceiling, a radiator and a carpeted floor. This room could also be used a bedroom if required.

Sun Room

9' 7" x 10' 11" (2.92m x 3.33m)

The sun room has tri aspect windows and a door to the rear garden.

Bathroom

6' 3" x 7' 4" (1.90m x 2.24m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a bath with an electric shower.

Stairs

Stairs lead to the first floor with a large cupboard at the top and access to the bedroom.

Bedroom Two

13' 0" x 14' 3" (3.96m x 4.35m)

Bedroom two has dual aspect windows to the front and rear elevation, a radiator and carpeted floor. There are also fitted wardrobes.

Garage

16' 11" x 9' 1" (5.16m x 2.77m)

The garage has doors to the front, a window to the side and electrics.

Outside

With low maintenance gardens to the front and rear. Off road parking to the front and gates which open to reveal access to the garage and rear garden.

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 B: 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

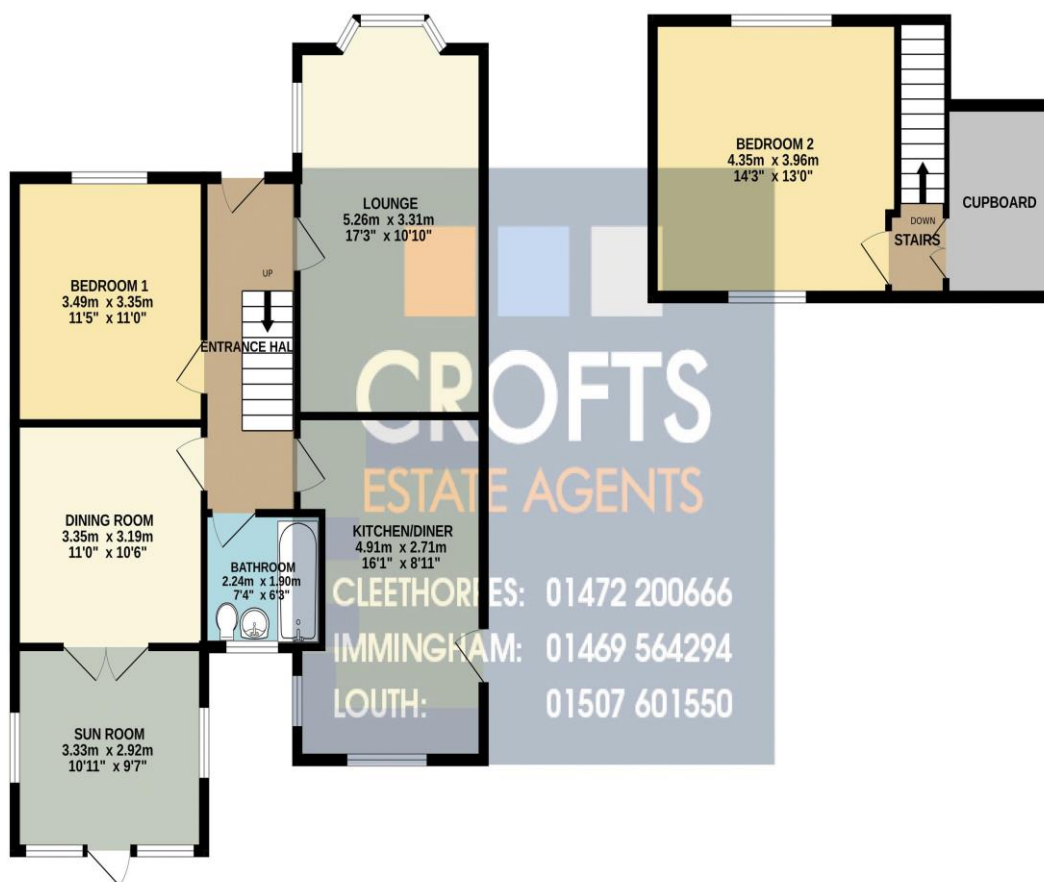
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
77.7 sq.m. (836 sq.ft.) approx.

1ST FLOOR
25.8 sq.m. (277 sq.ft.) approx.

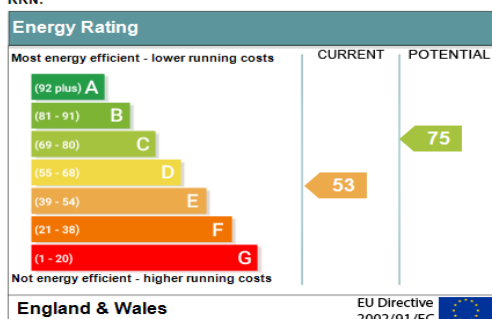


TOTAL FLOOR AREA: 103.4 sq.m. (1114 sq.ft.) approx.

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 6/2025

Address: 12 Midfield Road, Humberston, GRIMSBY, DN36 4TH
RRN:



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