



# CROFTS ESTATE AGENTS

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



Midfield Place  
Humberston  
Grimsby  
DN36 4TJ

Offers in the Region Of  
£240,000

Positioned at the end of a desirable Cul-de-sac in the heart of Humberston, close to amenities, transport links and parkland is this well presented three bedroom detached bungalow. Extended to the rear to allow for a dining room or use as a sun room off the kitchen, the property has flexible accommodation over two floors with an upward extension allowing space for the third bedroom. Outside the property offers neat recently finished low maintenance front, low maintenance gravel side garden that could provide some extra parking, plus south facing rear garden having neat raised borders and decked area elevated to capture the afternoon sunshine.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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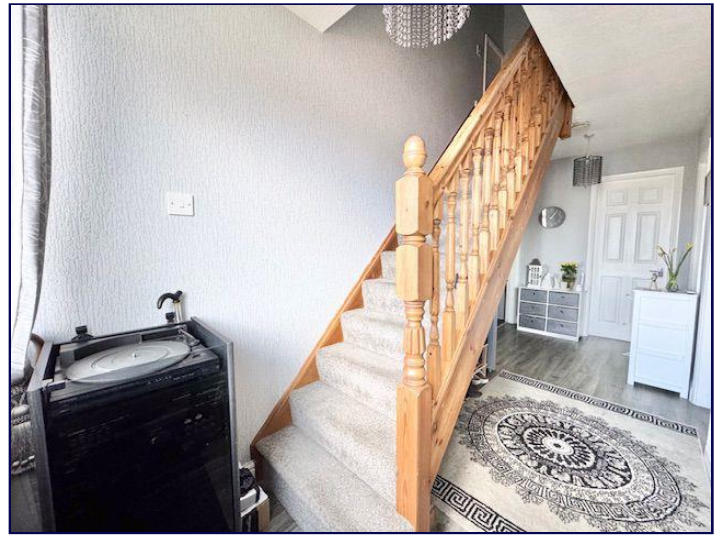
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#### Entrance hall

16' 1" x 5' 6" (4.91m x 1.68m)

The entrance hall has uPVC frosted door and two windows to the side, grey wood effect vinyl floor, grey decor, pendant light and radiator.

#### Lounge

12' 8" x 10' 10" (3.87m x 3.29m)

A spacious room offering pace for both dining and living has uPVC bay window with blinds to the front, off white decor to coving with feature wall, grey carpet, pendant light, radiator and feature sandstone gas fire place.

#### Kitchen

9' 5" x 9' 6" (2.86m x 2.90m)

A painted grey kitchen has wall and base units to all sides with marble effect worktops and splash back returns. The room has sink drainer, gas hob, electric oven grill and space for washing machine. There is window and glazed uPVC door to the conservatory extension, tiled walls and grey wood effect vinyl floor and nine down lights,

#### Sunroom / Dining room

9' 6" x 10' 1" (2.90m x 3.07m)

A sun room extension could form a formal dining room is required and has uPVC window and two uPVC doors, two down lights and grey wood effect vinyl floor.

#### Bedroom One

11' 7" x 11' 0" (3.52m x 3.36m)

A double bedroom has uPVC window to the front with blinds, white decor with feature wall to coving, grey carpet, pendant light and radiator

#### Bedroom Two

10' 6" x 11' 1" (3.20m x 3.37m)

The second double to the rear of the property has grey carpet, white decor to coving, uPVC window with blind, pendant light and radiator.

#### Bedroom Three

13' 8" x 9' 4" (4.16m x 2.84m)

A smaller third bedroom has two uPVC windows, one with blinds, radiator, pendant light, beige carpet and white decor.

#### Family Bathroom

5' 9" x 7' 2" (1.76m x 2.19m)

A modern ground floor bathroom has three piece white suite with shower over the bath, vanity sink and WC, grey aqua boarded walls, grey tile effect vinyl floor, frosted uPVC window and blind, three down lights and chrome towel radiator.

### Front and side garden

The front garden has recently been laid to new astro turf with new slab floor leading from the iron gate to the front door and across the front with timber fencing across the front perimeter. The side garden has been laid to gravel which can provide extra parking if required with timber fencing to the side.

### Rear garden

The south facing rear garden has slab path from the side gate past raised brick soil beds planted with flowering plants to the raised decking area which has steps up to it. The perimeter has timber fencing to all sides.

### Driveway and garage

15' 0" x 7' 8" (4.56m x 2.33m)

The slab and concrete driveway offers space for two cars to the single brick garage which has corrugated roof, two frosted uPVC windows and has both power and light.

### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

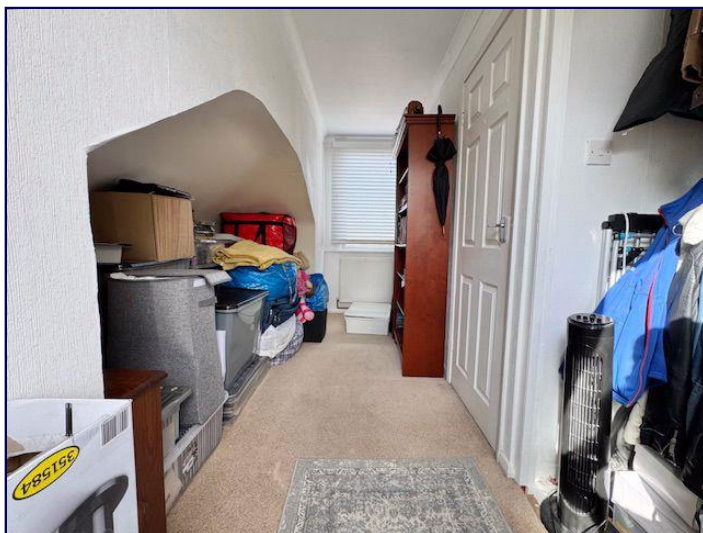
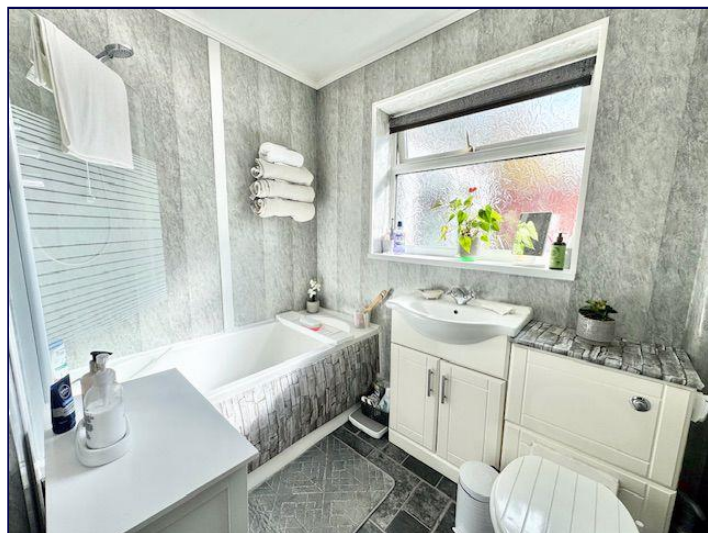
### Property Management

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.

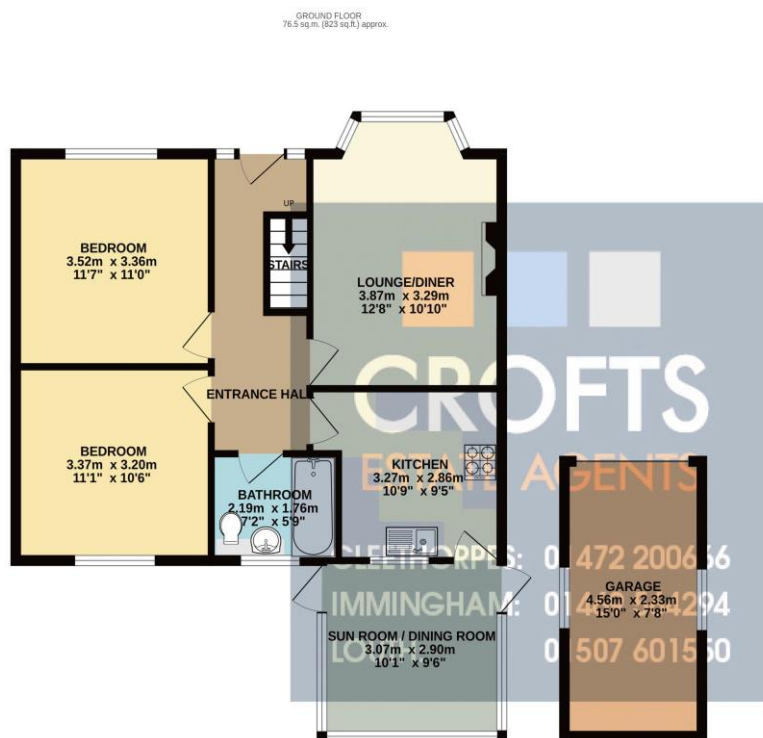
### Mortgage and Financial Advice

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.**







TOTAL FLOOR AREA : 87.1 sq.m. (938 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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