



CROFTS ESTATE AGENTS

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



33 2nd Avenue Humberston
Fitties
Grimsby
DN36 4HA

£160,000

Stunning New Chalet Bungalow on Humberston Fitties! This beautiful two-bedroom detached chalet bungalow is the perfect opportunity for second home or holiday home owners looking for a stylish and relaxing retreat. Situated on the picturesque Humberston Fitties, this property offers a tranquil and idyllic setting. The spacious lounge features French doors that lead out to a raised decking area, perfect for taking in the views and enjoying the fresh air. The open-plan kitchen and dining area flows seamlessly into the lounge, creating an excellent space for entertaining and relaxation. The master bedroom suite is a serene oasis, complete with an en-suite shower room and dressing area, while the second good-sized double bedroom provides additional space for family or friends. The property's crowning glory is its vast raised decking area, measuring 40m², with steps down to an enclosed lawn area and further steps down to a large parking area, perfect for cars, camper vans, or boats. The neat frontage with steps up to the porch adds to the property's charm. With its stylish design, tranquil setting, and ample outdoor space, this chalet bungalow is the perfect retreat for those looking to escape the stresses of everyday life. Whether you're looking for a second home or a holiday let, this property is sure to impress. Don't miss out – contact us today to arrange a viewing!

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Lounge

12' 0" x 19' 5" (3.65m x 5.91m)

a spacious bright lounge has three uPVC windows with blinds and uPVC French doors to the raised decking at the rear. The room has grey carpet and walls, radiator and two pendant lights.

Dining room and entrance

13' 9" x 9' 4" (4.18m x 2.84m)

A good sized reception room has uPVC window with fitted blind, uPVC frosted front door and two windows, grey carpet, grey walls, pendant light and radiator.

Kitchen

13' 9" x 10' 0" (4.18m x 3.06m)

Matte grey wall and base units, grey marble effect work tops and splash back returns, stainless steel sink drainer, grey decor, grey tile effect vinyl, three uPVC windows with blinds, gas hob, oven grill, dish washer and 70/30 fridge freezer and four down lights.

Lobby

A central lobby area has grey carpet, grey walls, radiator, pendant light and loft access.

Bedroom One

9' 3" x 9' 7" (2.82m x 2.92m)

Grey carpet, grey decor, uPVC window and blind, radiator and pendant light.

Dressing room

3' 10" x 6' 1" (1.16m x 1.85m)

Grey carpet, grey walls and pendant light.

En suite shower room

6' 1" x 5' 11" (1.85m x 1.81m)

Enclosed corner shower, sink and WC, grey tile effect vinyl floor, grey walls, grey aqua board splash backs, chrome towel radiator, extractor and two down lights.

Bedroom Two

9' 3" x 9' 6" (2.83m x 2.90m)

A second double bedroom has grey carpet, grey decor, uPVC window with blind, radiator and pendant light.

Family Bathroom

9' 5" x 9' 4" (2.87m x 2.84m)

Three piece white suite with vanity sink, shower over bath with glass screen, chrome towel radiator, grey aqua boarded splash backs, grey walls, grey tile effect vinyl, down lights and frosted uPVC window.

Rear decking and side garden

26' 3" x 16' 5" (8.00m x 5.00m)

There is approximately 40m² of raised timber decking with steps down to a neat lawn area to the side with gravel path, timber

fencing and laurel screening.Steps to the rear also lead to the parking area.

Front

The front has neat timber fencing, gravel garden with open entrance to steps up to the front door.

Parking

An open fronted gravel driveway leads to a large parking area for multiple cars and/or camper van or such likes.



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 and 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

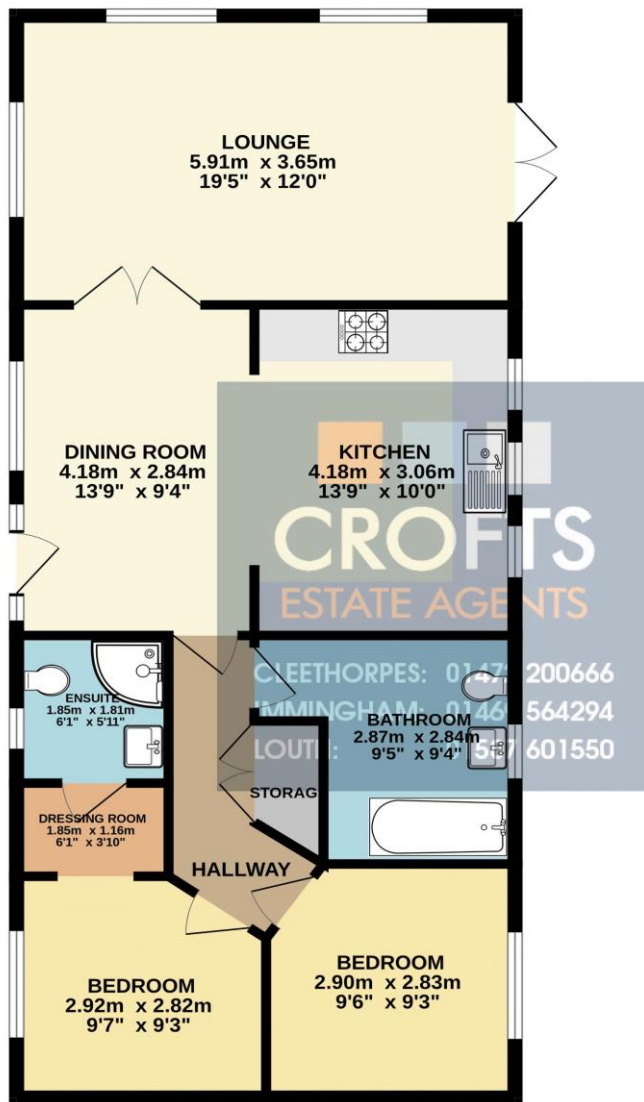




OPEN 7 DAYS A WEEK

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
80.8 sq.m. (869 sq.ft.) approx.



TOTAL FLOOR AREA : 80.8 sq.m. (869 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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