



# CROFTS ESTATE AGENTS

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Field House Road

Humberston  
DN36 4UJ

Offers in the Region Of  
£249,950

Welcome to this beautifully extended semi-detached bungalow, ideally located on the ever-popular Fieldhouse Road in Humberston. Immaculately presented throughout, this spacious home offers fresh, modern décor and a thoughtfully designed layout perfect for contemporary living. The property features three bedrooms, a stylish kitchen-diner ideal for family meals or entertaining, and a useful utility area offering extra convenience. The modern bathroom is finished to a high standard, complementing the overall sleek interior design. To the front, the property boasts attractive, low-maintenance gardens and ample off-road parking leading to a detached garage. The rear garden is private and well-sized—perfect for relaxing or hosting guests. A full rewire was completed in 2025, offering peace of mind for the future. This stunning bungalow offers both comfort and practicality in a highly sought-after location close to local amenities, schools, and excellent

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### Entrance Hall

Entering the property through the entrance porch reveals a spacious hallway with a fresh modern decor echoed throughout, with a radiator and laminate flooring.

### Lounge

14' 0" x 10' 11" (4.27m x 3.32m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. This room is currently being used as a bedroom such is the flexibility this property offers.

### Kitchen/Diner

20' 0" x 10' 1" (6.10m x 3.07m minimum)

The kitchen-diner has a window and door to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a modern fitted kitchen with a ceramic sink and drainer and an electric oven and gas hob with an extractor over. Dishwasher and fridge freezer also to be included. There is also a good space for furniture as required.

### Utility room

5' 10" x 7' 3" (1.79m x 2.22m)

The utility has access to the loft, coving to the ceiling, a radiator and laminate flooring. There is also plumbing for a washing machine.

### Bedroom One

12' 7" x 10' 11" (3.84m x 3.34m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There are also fitted furniture.

### Bedroom Two

9' 5" x 10' 11" (2.88m x 3.33m)

Bedroom two has French doors to the rear elevation, coving to the ceiling, a radiator fitted wardrobes and laminate flooring.

### Bedroom Three

6' 11" x 10' 11" (2.11m x 3.32m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a fitted wardrobe.

### Bathroom

9' 0" x 8' 0" (2.74m x 2.45m)

The bathroom has two opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath and also an electric shower with a wet room style drainage.

### Garage

20' 3" x 7' 11" (6.17m x 2.42m)

The garage has an up and over door, window and door to the side elevation and electrics which was all renewed in 2025.

## Outside

A low maintenance frontage provides off road parking for four vehicles and there are also gates providing access to the garage and rear garden. The rear garden reveals a good sized lawn with established shrubs and all enclosed by perimeter fencing. There is also a stylish patio area which is ideal for alfresco dining.

## 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](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



GROUND FLOOR  
101.5 sq.m. (1092 sq.ft.) approx.



TOTAL FLOOR AREA : 101.5 sq.m. (1092 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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