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



Antony's Bank Road

Humberston Fitties
DN36 4EY

Offers in the Region Of
£107,000

Crofts Estate Agents are absolutely delighted to be offering to the market this most beautiful and superbly presented two double bedroom detached holiday home residing upon the ever popular Humberston Fitties development. After undergoing a course of extension works and full refurbishments this is without a doubt one of the premier holiday homes upon the park and viewing is truly essential to appreciate the quality of the property on offer. Briefly the property comprises entrance porch, lovely open plan living / dining area, recently installed fitted kitchen, modern bathroom and two lovely double bedrooms. Set upon one of the larger plots which enjoys a good degree of privacy all around this holiday home which in this agents opinion wont be on the market for too long. Located upon this non through road and therefore enjoying a peaceful setting the property benefits from majority double glazing and central heating.

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Entrance Hallway

5' 6" x 9' 5" (1.688m x 2.873m)

Offering double entrance doors to the front elevation with sealed unit double glazing to the front and side aspects. Inner double doors through to the superb open plan living space.

Lounge/Diner

17' 1" x 18' 0" (5.195m x 5.482m) maximums

This superb room offers ample space to accommodate both living and dining areas and is beautifully presented. Offering ample natural light with windows to the front and rear aspects and sealed unit double glazed doors to the rear opening out to the garden. Planation shutters to the window which will be included within the asking price. Laminate wood flooring. Electric fire installed into the chimney breast wall. two central heating radiators.

Kitchen

6' 7" x 12' 8" (1.996m x 3.863m)

Recently installed into the extension to the property this lovely sized kitchen offers an excellent array of fitted base units with complementary wood grain effect work surfacing with inset one and a half sink and drainer. Integrated double oven and four ring hob with chimney extractor over. Space for a fridge freezer. Window to the front elevation. Down lighting to the ceiling. Central heating radiator.

Bedroom One

11' 3" x 12' 9" into wardrobes (3.420m x 3.874m)

The master bedroom is beautifully presented and has attractive fitted wardrobes along one wall. Central heating radiator. Sealed unit window to the rear elevation.

Bedroom Two

10' 0" x 7' 8" (3.049m x 2.335m)

The second double bedroom has fitted wardrobes and overhead storage cupboards. Central heating radiator. Window to the rear elevation.

Bathroom

7' 0" x 7' 10" (2.144m x 2.385m)

This modern bathroom is equipped with a close coupled w.c, panelled bath with thermostatic shower and screen over and finally a pedestal wash hand basin. Heated towel radiator. Double glazed window to the front elevation. Ideal boiler located into the storage cupboard.

Workshop/Utility

16' 6" x 7' 1" (5.039m x 2.170m)

This useful space has in the past had planning permission for conversion into further living space for this superb holiday home. Currently however it is utilised as a very useful workshop/ utility room. Having plumbing for a washing machine the workshop has internal light and power points and has doors to both the front and

rear gardens.

Outside

One of the key selling features to this superb property has to be the beautifully kept gardens which enjoy a good degree of privacy from all aspects. Firstly you find a established hedge and fencing along the front screening the lane from the property. A gravelled driveway creates ample off road parking for two to three cars. The remainder of the front garden is lawned complemented by established shrubs, plants and trees which also helps screen and hide the calor gas tank which provides the storage for the fuel for the heating etc. To the rear you find a further lawned area along with a paved patio and storage provided by two storage sheds. Also complemented by established flower borders.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: 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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

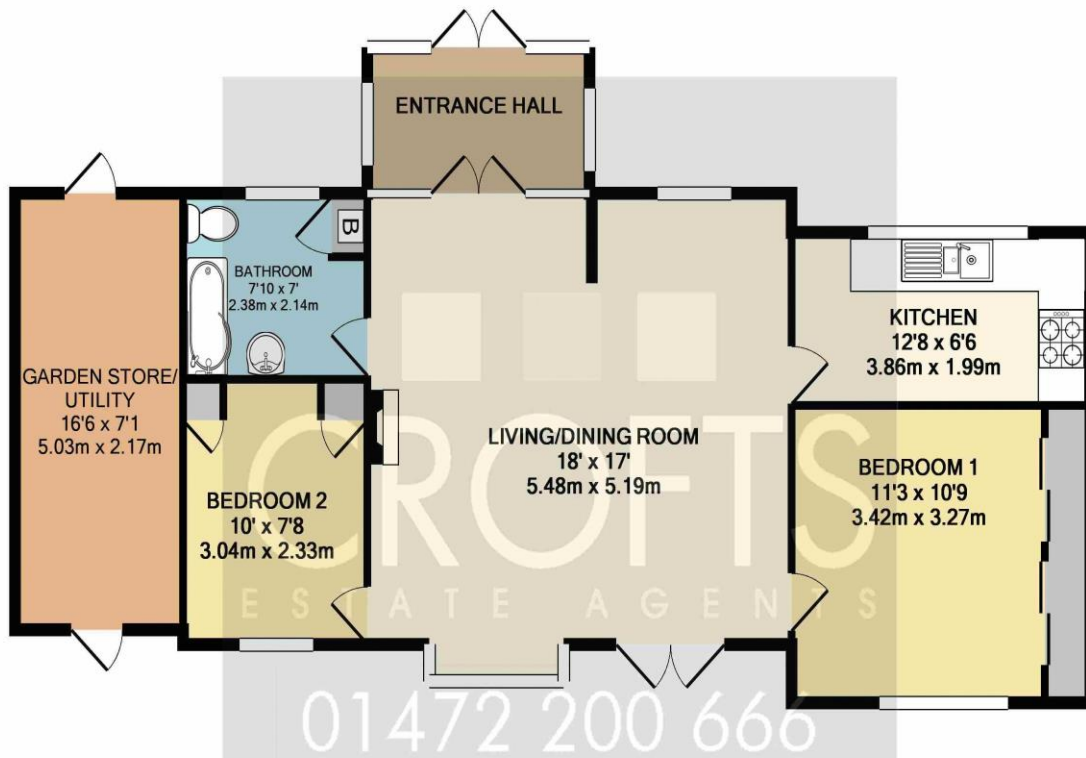
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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