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CLEETHORPES
01472 200666

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



Fairway Drive

Humberston
DN36 4ZQ

£215,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

We are pleased to be able to bring to the market this superbly presented three bedroom detached home located within this highly sought development just off Humberston Avenue. Ideally placed for popular local schools and a wide range of amenities in nearby New Waltham the property was built in 2021, the property has since been upgraded with a new kitchen and bathroom, making it an attractive and ready-to-move-into family home, and therefore retains the remainder of the builders warranty. Briefly the accommodation comprises entrance porch leading into the lounge, downstairs cloak/WC, and a second reception room created by a conversion from the former integrated garage which now provides an ideal space for a snug or playroom. The kitchen diner is fitted with stylish units, complete with a full range of appliances, and open access to the sun room overlooking the rear garden. To the first floor there is a main bedroom with an en suite shower room, two further bedrooms and a well-appointed family bathroom. Set in quiet corner position with an open outlook to the front, the property offers ample parking space, and a low maintenance rear garden featuring a versatile garden room - perfect for a small business or sociable bar area ideal for outdoor entertaining.

Entrance Hallway

Accessed via a composite front entrance door. Central heating radiator. Staircase to the first floor.

Cloakroom

Equipped with a w.c and wash hand basin.

Lounge

16' 2" x 10' 4" (4.926m x 3.145m)

A front aspect lounge, with feature media wall incorporating an electric fire. Central heating radiator. uPVC double glazed window to the front elevation.

Sitting Room

15' 9" x 7' 9" (4.789m x 2.372m)

Formerly the garage which has now been converted in to this great second sitting room offering a variety of uses. Double glazed window to the front elevation. Laminate flooring. Central heating radiator.

Kitchen

7' 8" x 18' 9" (2.331m x 5.717m)

Fitted with a range of shaker style units and Quartz stone worktops inset with a stainless-steel sink. Range cooker, fridge/freezer, integrated dishwasher, washing machine, and wine cooler.

Conservatory

8' 4" x 10' 3" (2.545m x 3.128m)

Additional living space overlooking the rear garden, with access onto the patio.

First Floor Landing

With a built-in storage cupboard, and access to the loft.

Bedroom One

9' 8" x 14' 2" (2.942m x 4.328m)

Two uPVC double glazed windows to the front elevation. Central heating radiator.

Ensuite

6' 11" x 4' 4" (2.104m x 1.327m)

uPVC double glazed window. Fitted with a close coupled w.c, pedestal wash hand basin and shower. Splashback tiling.

Bedroom Two

11' 3" x 8' 8" (3.427m x 2.654m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

7' 11" x 7' 8" to wardrobe (2.408m x 2.349m)

uPVC double glazed window to the rear. Central heating radiator. Built in wardrobe,

Bathroom

5' 7" x 8' 8" (1.697m x 2.652m)

Equipped with a close coupled w.c, vanity wash hand basin and panelled bath with shower fitment. Splashback tiling. uPVC double glazed window. Central heating radiator.

Outside

The rear garden has been designed for low maintenance and features Indian sandstone paving, artificial lawn and a seating area with pergola, creating a perfect space for relaxing or entertaining. A versatile garden room with electrics offers an ideal space for a home office, small business, gym, or social area, while a shed provides additional storage. To the front, the property enjoys an open plan aspect with ample driveway parking.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

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

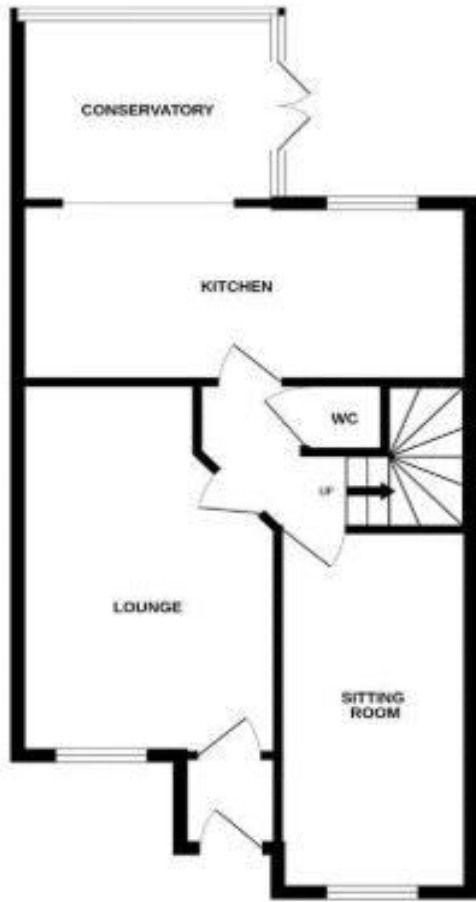
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

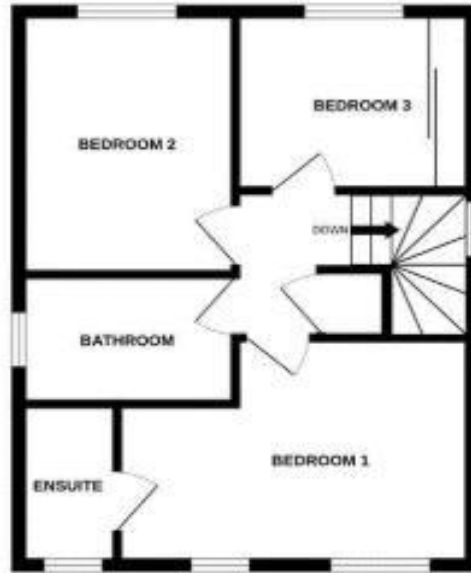
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 81 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |