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



Main Road
Humberston Fitties
Humberston Fitties
DN36 4HB

Offers in the Region Of £68,000

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Property Introduction

Offered for sale with no forward chain on the vendors side, early viewing is highly advised on this well presented two bedroom detached holiday home found upon the ever popular Humberston Fitties holiday park. The accommodation in question briefly comprises entrance hallway, lounge/diner, kitchen, two double bedrooms and a bathroom with four piece suite including shower cubicle. Well maintained gardens wrapping around the property. No forward chain on the vendors side. *** VENDOR IS OPEN TO OFFERS FOR A QUICK SALE! ***

Entrance Hallway

Double glazed entry door to the front elevation. Central heating radiator.

Lounge/Diner

10' 1" x 14' 8" (3.069m x 4.480m)

Offering two uPVC double glazed windows to the front elevation and a further window to the side. A focal point is created by the fireplace with inset log burner.

Kitchen

10' 1" x 8' 10" (3.074m x 2.683m)

This bright and well-presented galley-style kitchen features contemporary cream gloss base and wall units with sleek brushed steel handles, complemented by warm wood-effect worktops. Dual aspect windows and a partially glazed back door flood the space

with natural light and provide charming views of the garden. The kitchen is fully equipped with a freestanding gas cooker and integrated stainless steel splashback, under-counter space for white goods. The stainless steel sink with mixer tap is set beneath the window, offering a delightful outlook. Tastefully decorated with neutral tones, tiled splashbacks, and wood-effect vinyl flooring. Additional features include a wall-mounted chrome towel radiator. A door leads conveniently to the adjacent living area, and the rear door opens out to the garden, ideal for indoor-outdoor living and entertaining.

Bathroom

9' 10" x 8' 8" max into shower (3.009m x 2.638m)

Modern white suite comprising close coupled w.c, vanity wash hand basin, panelled bath with shower fitment and finally a shower cubicle with rain floor shower. Aqua boarding. uPVC double glazed window.

Bedroom One

10' 2" x 11' 9" (3.100m x 3.594m)

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

Bedroom Two

10' 2" x 11' 10" (3.096m x 3.602m)

Double glazed window to the front. Built in storage cupboards. Radiator.

Outside

Set upon this good sized plot with lawn, shrubs, trees, garden shed and storage. Parking.

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.

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 A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

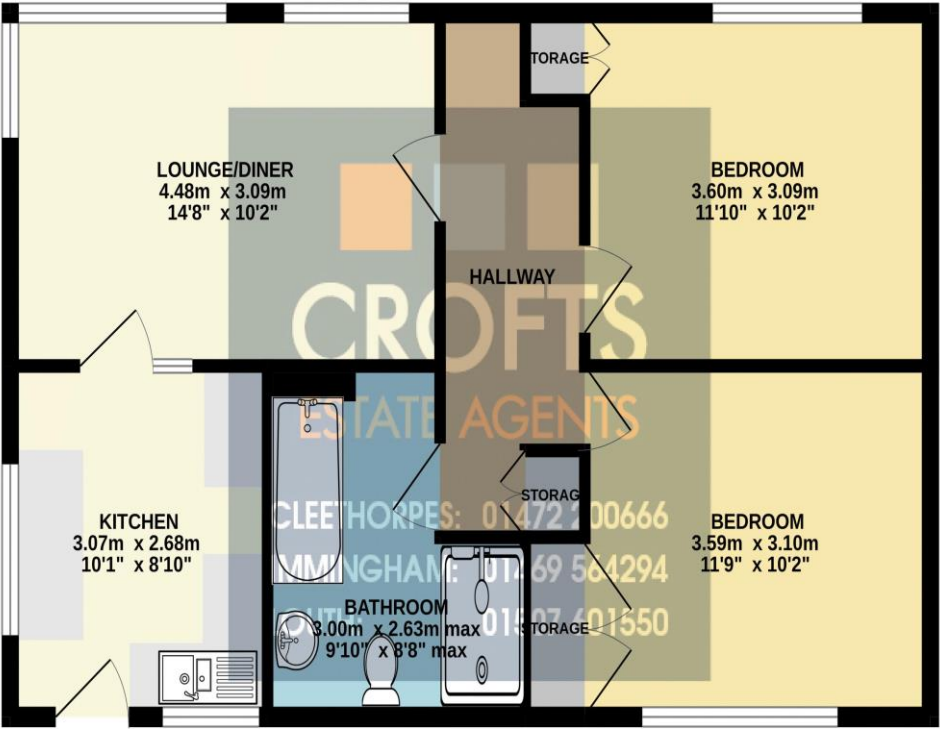
Property Management

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.



GROUND FLOOR

58.8 sq.m. (633 sq.ft.) approx.



TOTAL FLOOR AREA : 58.8 sq.m. (633 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.

Made with Metropix 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	46 E	
21-38	F		
1-20	G		