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



1st Main road
Humberston Fitties
Humberston Fitties
DN36 4EU

Offers in the Region Of £89,950

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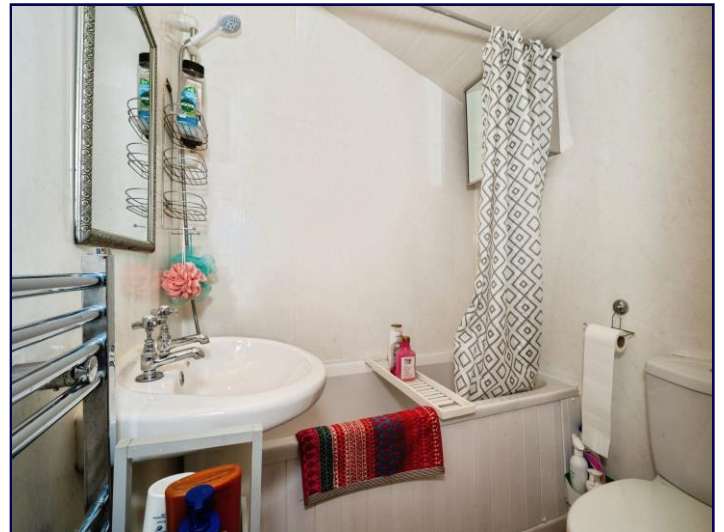
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Property Introduction

Crofts Estate Agents are delighted to bring to the market this charming detached chalet, ideally positioned on the sought-after 1st Main Road within the ever-popular Humberston Fitties. Offered for sale with no forward chain, this well-presented property provides an excellent opportunity for those seeking a peaceful coastal retreat or a spacious holiday home. The accommodation is both versatile and well proportioned, offering an inviting lounge, a fitted kitchen, three comfortable bedrooms, and a family bathroom. In addition, the entrance area provides valuable extra living space and could easily be utilised as a dining room, home office, or occasional fourth bedroom, depending on individual requirements. The property has been well maintained throughout, creating a welcoming and ready-to-enjoy home with bright, practical living accommodation suitable for a range of buyers. Occupying generous grounds, the chalet enjoys gardens to all sides, providing plenty of space for outdoor seating, entertaining, or simply relaxing in the peaceful surroundings. The enclosed plot offers a good degree of privacy, while the off-road parking to the front adds further convenience. Located within one of Humberston Fitties' most desirable positions, this detached chalet is just a short distance from the beach and coastal walks, allowing buyers to enjoy everything this unique seaside location has to offer. Whether you're looking for a holiday getaway, a weekend retreat, or an investment opportunity, this attractive chalet combines flexible accommodation, generous outdoor space, and a highly desirable

location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Bedroom 1

10' 5" x 6' 9" (3.18m x 2.07m)

Bedroom one has a window to the side elevation, an electric wall mounted heater and laminate flooring. There is also built in storage.

Bedroom 2

10' 4" x 6' 9" (3.14m x 2.06m)

Bedroom two has a window to the side side elevation, an electric wall mounted heater and laminate flooring.

Bedroom 3

10' 7" x 4' 9" (3.22m x 1.45m)

Bedroom three has window to the front elevation, an electric wall mounted heater and laminate flooring.

Study

10' 6" x 4' 9" (3.21m x 1.44m)

Lounge

13' 10" x 10' 7" (4.22m x 3.23m)

The lounge has a window to the side elevation, laminate flooring and a feature fire place. There is also a cozy multi burning stove which really heats up the whole chalet.

Kitchen

16' 10" x 5' 9" (5.12m x 1.76m)

The kitchen has two windows and a door to the rear elevation, vinyl flooring and a fitted kitchen with a sink and drainer and plumbing for a washing machine.

Bathroom

5' 9" x 4' 1" (1.76m x 1.25m)

The bathroom has laminate flooring, modern wall boarding, a WC, basin and a bath.

Entrance

The entrance area, ideal for a drink and relaxing as like a room has laminate flooring and a window and door to the front.

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.

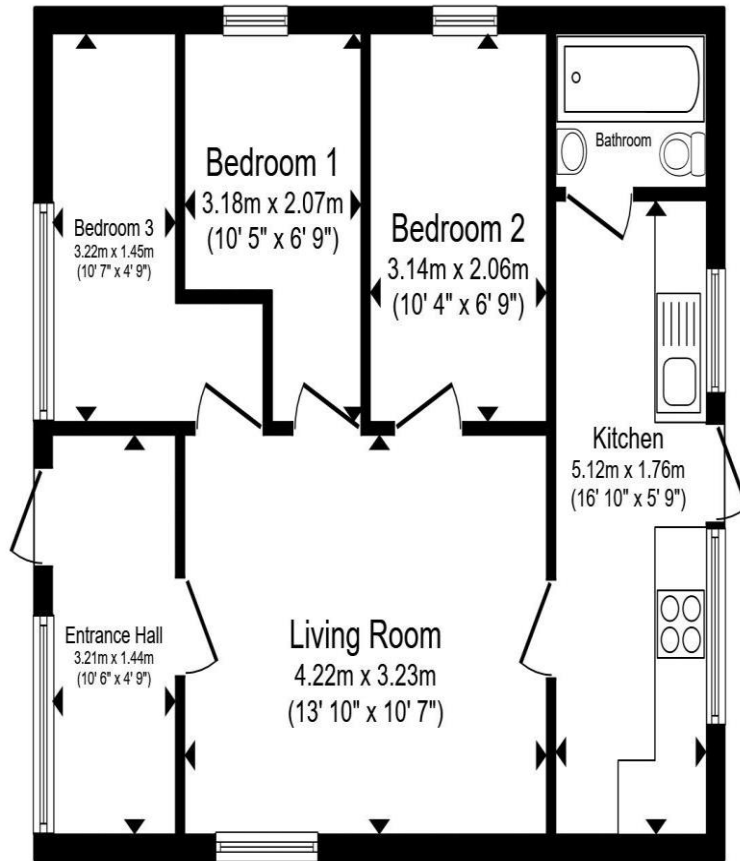
Broadband and Telecom Communications

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





Total floor area 49.3 m² (531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		