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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



Epperstone Residential Caravan Park Humberston Humberston DN36 4HH

£35,000

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

Crofts Estate Agents are pleased to present to the market this recently partially refurbished one-bedroom residential park style home, situated on a popular and established site within the highly desirable village of Humberston (DN36 4HH), just a short distance from the resort of Cleethorpes and an excellent range of local amenities. Offering comfortable, low-maintenance living, the accommodation briefly comprises a welcoming lounge, fitted kitchen with separate cooking area, double bedroom and modern shower room. The home benefits from double glazing and LPG central heating with a new boiler just installed, ensuring comfort throughout the seasons. Externally, the property enjoys a pleasant plot with patio area ideal to sit and relax along with the added bonus of a separate detached store. Designated parking area and is positioned within attractive, well-kept communal grounds on a fully residential site with 12-month occupancy, making it ideal as a permanent home. An excellent opportunity for those looking to downsize, retire or enjoy an affordable and manageable lifestyle in one of North East Lincolnshire's most sought-after villages. Early viewing is highly recommended.

Entrance Porch/Utility

A practical and versatile entrance porch providing an ideal utility space, complete with plumbing for a washing machine and an electric hob for cooking. Natural light floods the room through a uPVC double glazed window to the front elevation, with a matching side entrance door providing convenient access into the home.

Kitchen

Well-appointed with a range of fitted wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Central heating radiator.

Lounge

A bright and welcoming living space enjoying a triple aspect, with uPVC double glazed windows to the front and side elevations alongside French doors opening onto the garden, creating a wonderful connection with the outside. Finished with attractive laminate flooring and complemented by two central heating radiators for year-round comfort.

Shower Room

Presented in a clean, modern style and fitted with a shower enclosure, wash hand basin with integrated WC, tiled wall finishes, central heating radiator and a uPVC double glazed window providing natural light and ventilation.

Bedroom One

A comfortable double bedroom benefiting from fitted wardrobes, offering excellent built-in storage, together with a double glazed window and central heating radiator.

Outside

Occupying a pleasant plot, the property enjoys a private patio seating area and low-maintenance garden to the side, ideal for relaxing outdoors. A pathway extends along the rear of the home, while a detached garden store provides useful external storage for gardening equipment and outdoor furniture. Parking area just outside of the gate.

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.

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

Free Valuations

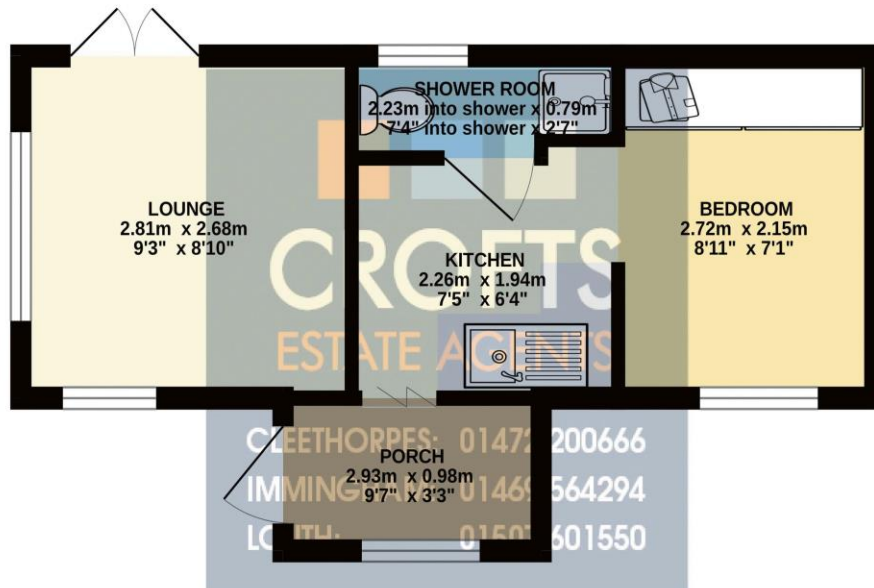
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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
22.0 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA: 22.0 sq.m. (237 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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