



CROFTS ESTATE AGENTS

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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
DN36 4EU**

£55,000

Crofts estate agents are pleased to be able to bring to the market this ideal project comprising of a currently one bedroom detached holiday home set upon the popular Humberston Fitties development. The property boasts a double length plot with vehicular access to both the front and rear elevations, and offers great scope for those looking to make their own mark. The property in question does need a fair degree of refurbishment but offers great potential subject to permissions. The property offers double glazing and comprises entrance porch, spacious lounge area, kitchen, shower room and a double bedroom with vaulted ceiling. Established plot with lawn, trees and shrubs. Viewing is a must.

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Entrance Porch

uPVC double glazed entry door and windows. Doors through to the main lounge and bedroom.

Lounge

29' 10" x 11' 8" (9.084m x 3.562m) maximums
This was formerly the lounge and a second bedroom and could easily be converted back to create another bedroom for those wishing to do so. Offering uPVC double glazed window to the front, rear and side elevations. French doors to the rear. Two storage cupboards. Fire surround. Vaulted ceiling.

Kitchen

14' 2" x 5' 1" (4.327m x 1.554m)
Two uPVC double glazed windows to the side elevation. Offering a range of wall and base units with roll edged work surfacing with inset stainless steel bowl sink and drainer. Splashback tiling.

Shower Room

7' 10" x 7' 7" (2.390m x 2.301m) max
Fitted with twin washbasins, close coupled w.c and large walk in shower with electric shower. Splashback tiling. uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom One

12' 0" x 13' 6" (3.663m x 4.117m)
uPVC double glazed windows to the front, side and rear elevations. Vaulted ceiling. Laminate flooring. Built in wardrobe.

Outside

One of the bonuses of this property is the plot its set upon. Offering mature gardens, this is a double length plot and has vehicle access both the front and rear aspects. Mainly lawned with mature willow trees and having a patio area.

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>

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.

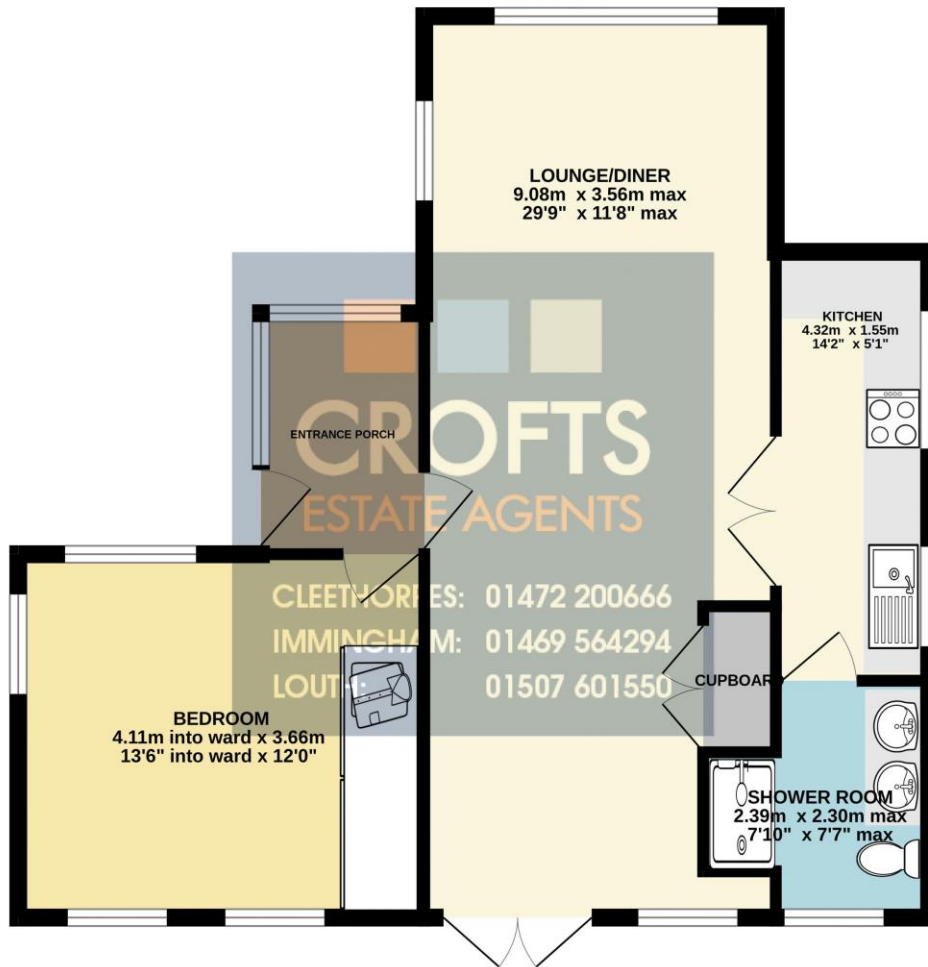
Mortgage and Financial Advice

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.



GROUND FLOOR
61.8 sq.m. (665 sq.ft.) approx.



TOTAL FLOOR AREA : 61.8 sq.m. (665 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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