



# CROFTS ESTATE AGENTS

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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  
DN36 4HB

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.

Offers in the Region Of  
£68,000

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### 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 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.

**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](http://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](http://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.

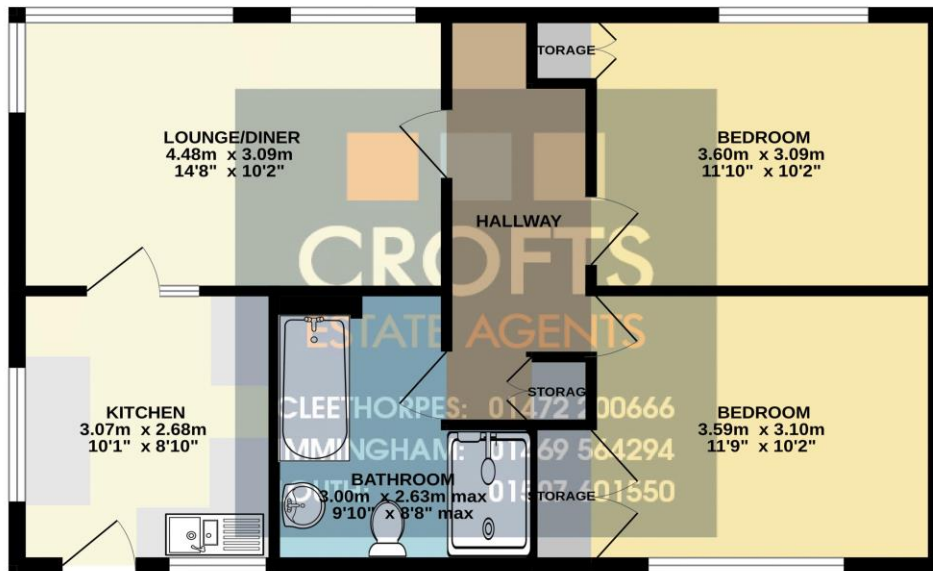
**Mortgage and Financial Advice**

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  
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.  
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| 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             |         |           |

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