



CROFTS ESTATE AGENTS

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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
DN36 4HH

£55,000

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Property Introduction

Crofts Estate Agents are pleased to present to the market this beautifully presented 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 lovely living area open to a modern fitted kitchen, double bedroom and modern shower room. The home benefits from double glazing and LPG central heating. Externally, the property enjoys a pleasant plot which enjoys a great degree of privacy 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.

Living Room / Kitchen

21' 7" x 8' 11" (6.577m x 2.729m)

Attractively presented and offering uPVC double glazed windows to the rear and side elevations. uPVC double glazed French doors to the side. Two central heating radiators. Wall mounted LPG gas fire. Opening to the kitchen. The kitchen area also has a further double glazed window and entry door to the side aspect. Offering a range of fitted wall and base units with contrasting work surfacing

with inset stainless steel sink and drainer. Integrated oven and four ring hob with extractor over. Down lighting to the ceiling. Central heated radiator. Please note the kitchen area narrows to 1.635m.

Bedroom

8' 2" x 8' 11" (2.477m x 2.728m)

Two uPVC double glazed windows to the side aspect offering a dual aspect view. Central heating radiator. Fitted wardrobes with overhead storage cupboards.

Shower Room

7' 9" x 3' 6" (2.350m x 1.058m)

uPVC double glazed window to the side elevation. Fitted with a close coupled w.c, vanity wash hand basin and shower cubicle. Down lighting to the ceiling. chrome effect central heating radiator.

Outside

A pleasant outside area enjoying a great degree of privacy and security. Paved to create a low maintenance area and ideal just to be able to sit and relax.

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



