



CROFTS ESTATE AGENTS

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



Midfield Place

Humberston
DN36 4TJ

Offers in the Region Of
£252,950

Crofts estate agents are delighted to offer for sale this deceptively spacious dorma bungalow which is set in a quiet cul-de-sac location within the highly sought after village of Humberston. Set within this ever popular residential area with regular bus routes to both Cleethorpes and Grimsby town centres nearby and within easy access of the seafront with its popular attractions. Ideal for a variety of purchasers, the flexibility of this property will make it a popular choice for many. Internal viewing will reveal the entrance hall, well presented lounge, modern kitchen-diner, lovely sized sun room, and three good sized bedrooms, (one to the ground floor and two to the first) and then finally the bathroom. Externally there is ample off road parking to the front, with potential for parking a caravan or similar, detached garage and good sized rear garden offering recently laid lawn and patio areas. Also benefiting from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a tiled floor.

Lounge

13' 11" x 10' 11" (4.24m x 3.33m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

10' 5" x 28' 1" (3.17m x 8.57m)

The kitchen-diner has dual aspect windows to the side and rear elevation, sliding patio doors into the conservatory, a radiator and laminate flooring. There is also a superb fitted high gloss kitchen with plenty of work top space, a one and a half sink and drainer and integral appliances include a dishwasher, washing machine, fridge-freezer, electric double oven and electric hob with an extractor over. There is also a good space for a dining table and chairs.

Sun Room

8' 3" x 19' 5" (2.52m x 5.91m)

This lovely sized room offers double glazed windows offering a panoramic view over the garden and French doors to the rear leading out to the garden. Separate single entry door to the side leading out to the driveway. Central heating radiator.

Bedroom One

10' 5" x 10' 11" (3.17m x 3.34m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

6' 10" x 10' 11" (2.09m x 3.32m)

The bathroom has an opaque window to the side elevation, modern wall boarding, a heated towel rail and a tiled floor. There is also a superb suite with a WC, vanity basin, bath and shower cubicle with a mains shower.

Stairs

Stairs lead to the first floor with a built in cupboard at the top which houses the boiler.

Bedroom Two

7' 9" x 10' 11" (2.37m x 3.34m)

Bedroom two has a window to the rear elevation, a radiator, carpeted floor and built in wardrobes.

Bedroom Three

10' 2" x 8' 0" (3.09m x 2.43m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Outside

With a lovely low maintenance frontage providing ample off road parking and possible standing for a caravan or similar. Gateway opening to reveal access to the driveway and onto the garage. The rear garden has a recently laid lawn and patio area and benefits from a covered bar area.

Garage

With double doors to the front, a window and door to the side and electrics.

Tenure

Believed to be Freehold, 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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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.

Mortgage and Financial Advice

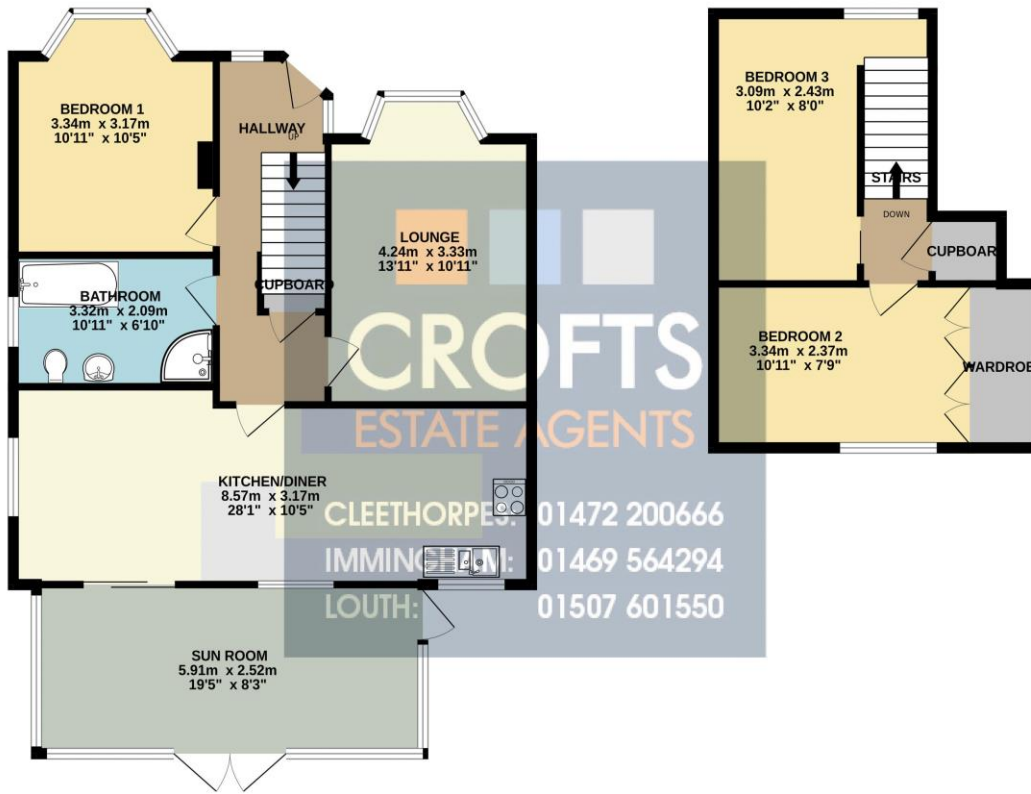
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
86.6 sq.m. (932 sq.ft.) approx.

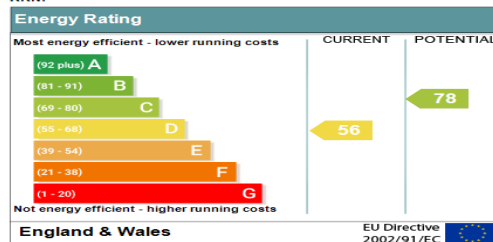
1ST FLOOR
30.8 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA: 117.3 sq.m. (1263 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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Address: 7 Midfield Place, Humberston, GRIMSBY, DN36 4TJ
RRN:



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