



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



**6th Avenue
Humberston Fitties
Humberston
DN36 4HD**

Guide Price £70,000

Offered for sale with no forward chain on the vendors side, Crofts estate agents are pleased to offer for sale this two/three bedroom detached holiday home located upon the popular Humberston Fitties holiday development. Benefitting from uPVC double glazing and central heating, the property is literally within a few short steps of the Cleethorpes beach and comprises of well proportioned lounge / diner, kitchen, two bedrooms and bathroom. Attached garage and workshop and a third possible bedroom located to the rear of the garage. Well proportioned plot with gardens to three aspects . Viewing is highly advised on this pleasant property.

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



Lounge

18' 7" x 11' 8" (5.659m x 3.545m)

Offering uPVC double glazed window to the rear elevation and French doors and window to the front. Two central heating radiators. Coving to the ceiling and dado rail to the walls.

Bedroom One

10' 2" x 11' 10" (3.097m x 3.611m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bedroom Two

7' 11" x 11' 9" (2.414m x 3.578m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe.

Inner Hallway

Central heating radiator. Dado rail to the walls. Door to the garage.

Kitchen

9' 10" x 12' 2" (2.997m x 3.698m)

uPVC double glazed window to the rear and having a range of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Built in oven and microwave, along with a four ring electric hob with extractor over. Tiling to the walls. Plumbing for a washing machine.

Rear Lobby

3' 3" x 6' 1" (0.982m x 1.842m)

uPVC double glazed window to the rear elevation. Side entry door leading out to the rear garden.

Bathroom

5' 8" x 12' 2" (1.725m x 3.707m)

Equipped with a vanity wash hand basin, close coupled w.c and bath with body jet shower. Central heating radiator. Splashback tiling. Storage cupboard with Worcester boiler.

Garage

19' 0" x 11' 7" (5.785m x 3.519m)

The garage presents potential to extend this property for those wishing to do so, with entry door to the front and two further doors to the rear, one leading to a workshop and one to a possible third bedroom.

Work shop

12' 10" x 4' 7" (3.909m x 1.407m)

Lean to workshop to the rear of the garage. Please note the lean to is in need of some attention.

Bedroom Three

12' 0" x 7' 2" (3.669m x 2.187m)

A third bedroom is located to the rear of the garage but is only accessible via the garage. uPVC double glazed window to the side elevation.

Outside

Set close to the seafront with the beach itself only a short walk of the property the property has a driveway to the front elevation and then lawn which wraps around from the front and around the side elevation. To the rear of the property there is a paved area along with a raised patio area. Storage sheds creating ample storage.

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.

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.

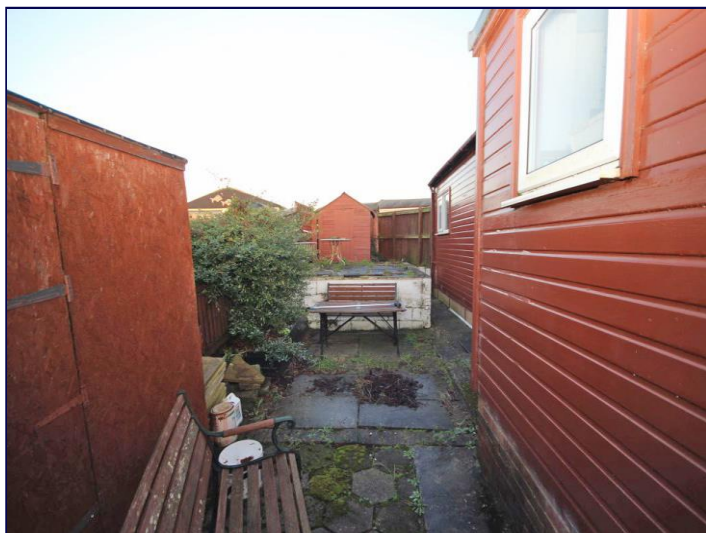
Property Management

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.

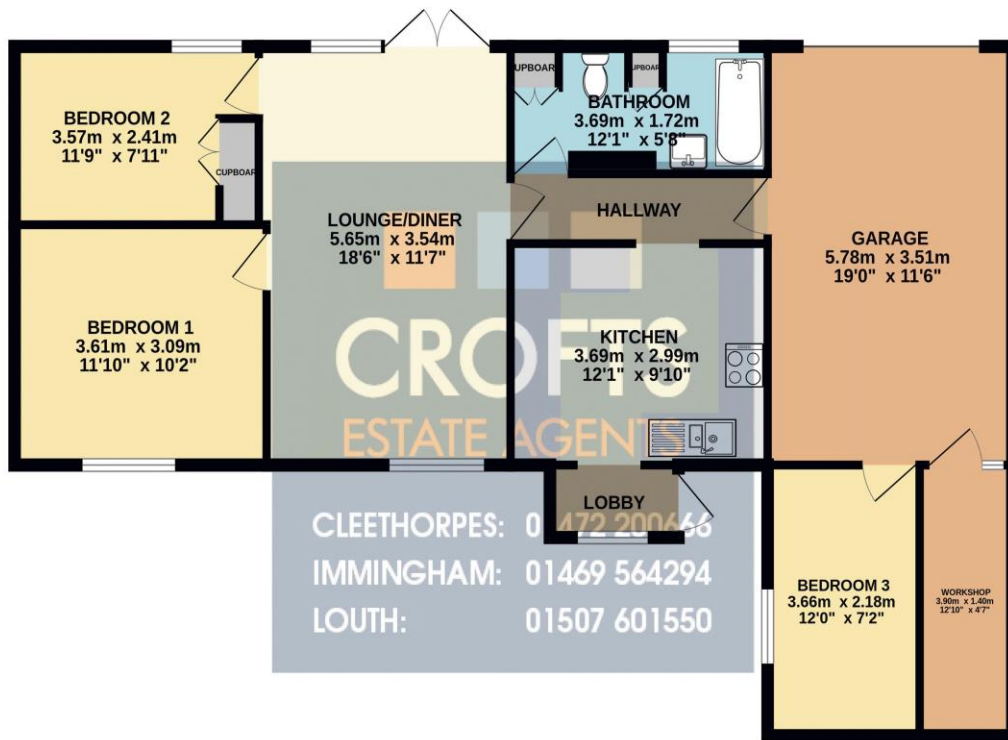
Mortgage and Financial Advice

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
95.3 sq.m. (1025 sq.ft.) approx.



TOTAL FLOOR AREA: 95.3 sq.m. (1025 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.
Made with Metropix ©2022