



CROFTS ESTATE AGENTS

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



Beech Lane

Humberston
DN36 4ZF

Offers in the Region Of
£178,000

Crofts estate agents are delighted to offer for sale this superbly appointed semi detached property located within the village of Humberston. Ideal for a first time buyer or even a buy to let investor, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and internal viewing will reveal the lounge, WC and kitchen-diner to the ground floor. The first floor reveals two double bedrooms and the bathroom. Externally there is off road parking to the front and a gate proving access to the delightful rear garden which has a lovely decked area which is ideal for alfresco dining. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Lounge

12' 8" x 13' 11" (3.86m x 4.25m)

The lounge has a window and door to the front elevation, a radiator and vinyl flooring. There is also access to the under stairs cupboard.

Hall

With Porcelain floor tiles and access to the stairs.

Kitchen/Diner

8' 2" x 13' 11" (2.48m x 4.25m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and Porcelain floor tiles. There is also a modern range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over. There is also space for a table and chairs.

WC

5' 6" x 6' 8" (1.68m x 2.02m)

The WC has a radiator, Porcelain floor tiles, a WC and basin.

First Floor Landing

With access to the loft, a carpeted floor and a built in cupboard.

Bedroom One

9' 7" x 13' 11" (2.93m x 4.24m)

Bedroom one has two windows to the front elevation, a radiator and a carpeted floor.

Bedroom Two

8' 9" x 13' 11" (2.67m x 4.24m)

Bedroom two has a two windows to the rear elevation, a radiator and a carpeted floor.

Bathroom

5' 6" x 6' 8" (1.68m x 2.02m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower.

Outside

There is off road parking to the front and a gate provides access to the passage way to the rear garden. The rear garden has a decked area ideal for alfresco dining, a lawn and a large timber shed with electrics, all enclosed by perimeter fencing.

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

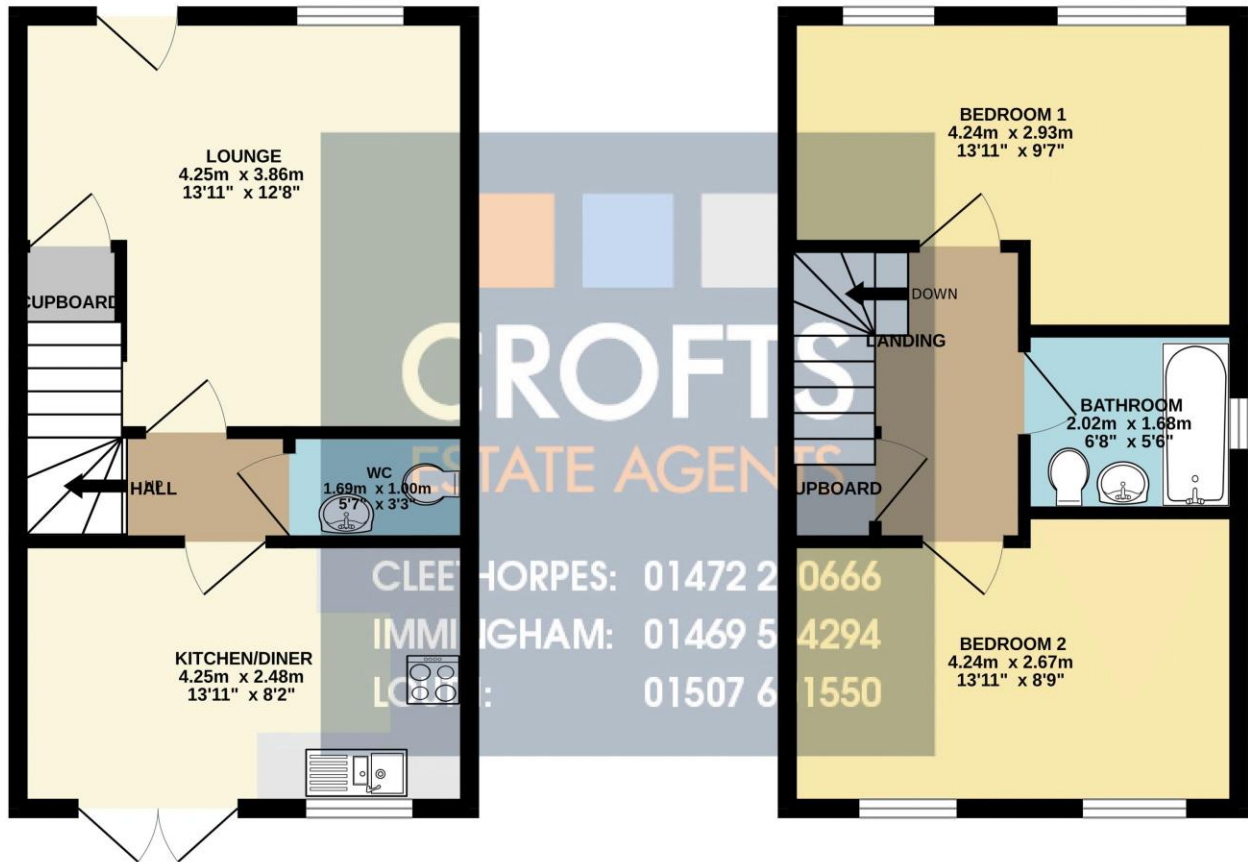
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
31.3 sq.m. (337 sq.ft.) approx.

1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 62.7 sq.m. (674 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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