



# 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



6 1st Main Road

Humberston Fitties  
DN36 4EU

Offers in the Region Of  
£129,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this tidy detached chalet located within a sort after location on the Humberston Fitties. An ideal holiday retreat or home for part of the year this property comes with viewing highly advised. Internal viewing will reveal the lounge, kitchen, dining room, two bedrooms and the bathroom. Externally there are tidy gardens with a good space and there is also a summer house which is divided into a lounge and kitchen area.

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 :

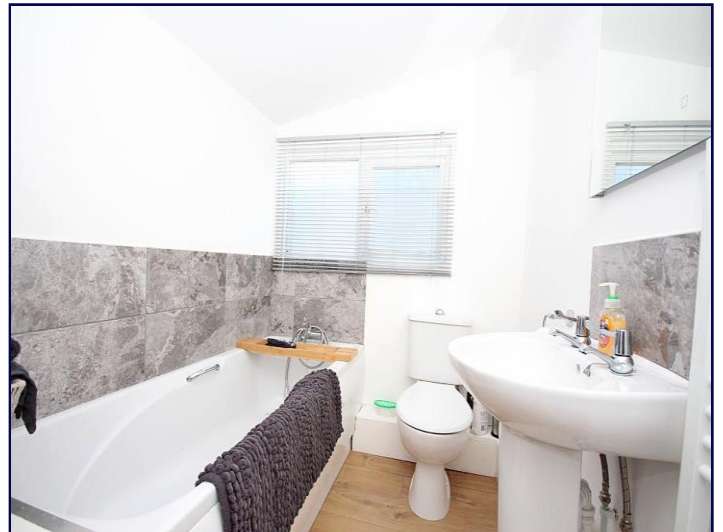
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Lounge

15' 11" x 11' 9" (4.84m x 3.58m)

The lounge has dual aspect windows to the front and side elevation, a door to the front, a radiator and a carpeted floor.

### Kitchen

9' 8" x 6' 10" (2.95m x 2.09m)

The kitchen has a window to the front elevation, a radiator and laminate flooring. There is also a modern range of fitted units t base and eye level with a sink and drainer, plumbing for a washing machine and an electric oven and hob.

### Dining Room

9' 9" x 6' 8" (2.97m x 2.02m)

The dining room has a window to the rear, door to the side, a radiator and a carpeted floor.

### Bedroom One

10' 6" x 10' 2" (3.21m x 3.11m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

### Bedroom Two

9' 5" x 5' 5" (2.88m x 1.66m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

### Bathroom

5' 4" x 6' 7" (1.63m x 2.01m)

The bathroom has an opaque window to the side elevation, a heated towel rail and laminate flooring. There is also a WC, basin and a bath.

### Summer House

The summer house is split into two rooms with a lounge and a kitchen. Ideal for those family bbq's and summer days.

### Outside

There are gardens to all sides with off road parking. Good spaces for a family with green grass for children to play or to entertain.

### 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.

### 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.

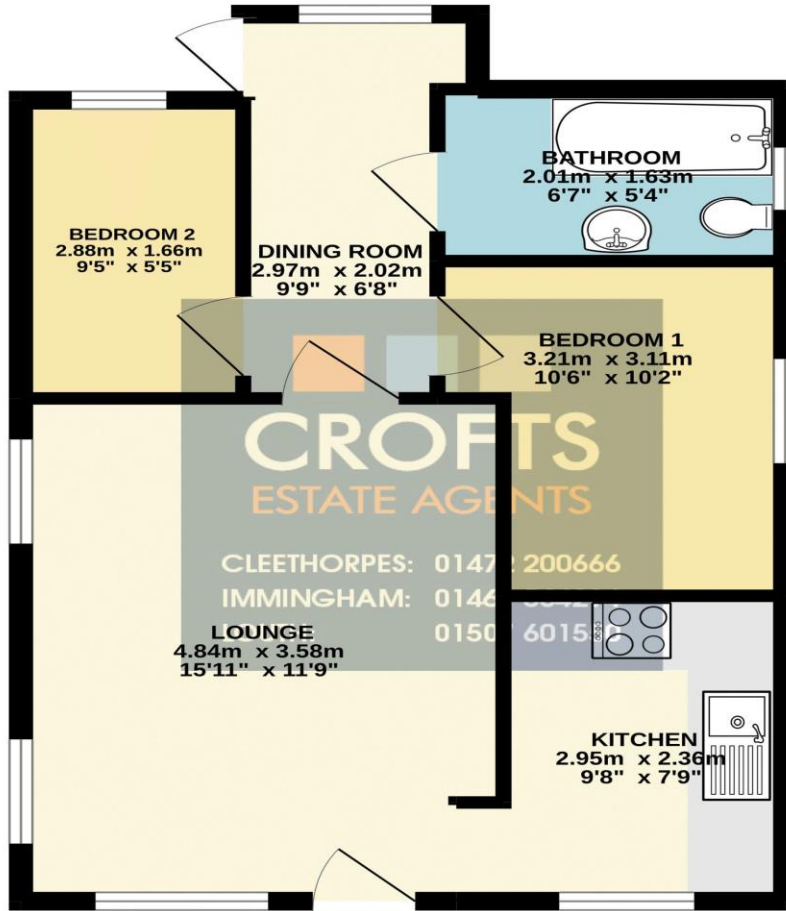
### **Mortgage and Financial Advice**

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.*

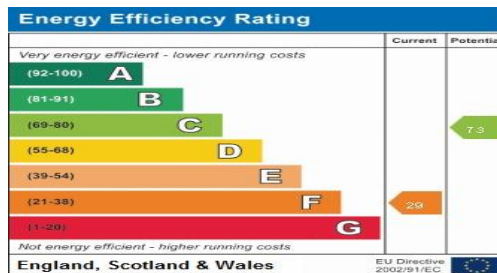


GROUND FLOOR  
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 45.4 sq.m. (489 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



**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.