



# CROFTS ESTATE AGENTS

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



## Chapman Crescent

Humberston  
DN36 4UE

Offers in the Region Of  
£232,950

Early viewing is highly advised on this well proportioned three/four bedroom semi-detached dormer bungalow found within this quiet cul de sac within the popular village of Humberston. This lovely home is ideal for a variety of buyers and is set upon this good sized plot with the property comprising entrance porch, hallway, bay fronted living room, kitchen, bathroom, two/three bedrooms to the ground floor and then small landing and then the main bedroom to the first floor. Good sized gardens with front offering the ability for ample parking including standing for a caravan or similar. Good sized rear garden enjoying a good degree of privacy and being majority low maintenance. Detached garage which has been converted into a useful garden room or home office/workplace so ideal for those looking to run there own business or just to be used as a garden room. uPVC double glazing and gas central heating. Viewing is highly advised on what in this agents opinion will be a most popular property.

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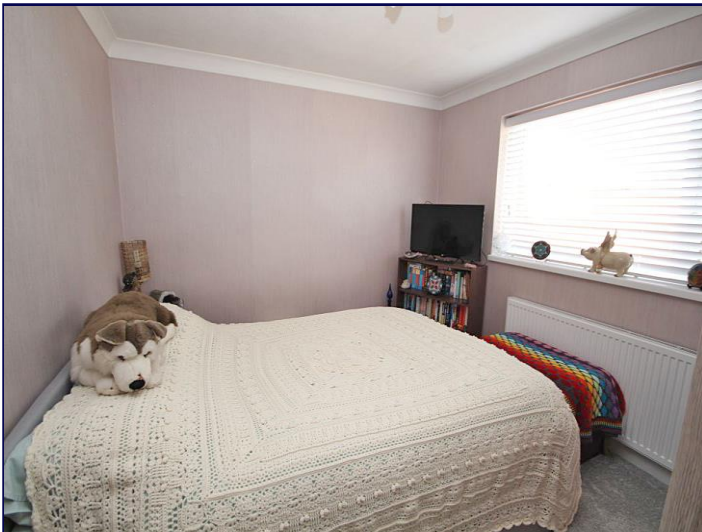
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#### Entrance Porch

uPVC double glazed entry door to the front elevation with two adjoining glazed panels.

#### Hallway

With coving to the ceiling, laminate flooring, central heating radiator and having staircase leading to the first floor.

#### Living Room

14' 0" x 10' 6" (4.278m x 3.192m)

This well proportioned living room has a uPVC double glazed window to the front elevation. Coving to the ceiling. Two central heating radiators.

#### Kitchen

10' 4" x 10' 11" (3.160m x 3.338m)

with uPVC double glazed window to the side elevation and a further window and entry door to the rear, the kitchen offers a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated double oven and four ring gas hob. Plumbing for a washing machine and space for a fridge freezer.

#### Family Bathroom

9' 6" x 6' 5" (2.901m x 1.947m)

A good sized bathroom with uPVC double glazed window to the rear elevation and fitted with a close coupled w.c, vanity wash hand basin and panelled bath with both electric and a mixer shower over. Coving to the ceiling. Central heating radiator.

#### Bedroom Two

12' 7" x 10' 11" (3.831m x 3.334m)

Located to the front of the property, this bedroom is currently accessed via bedroom four/office but it could possibly have a door installed from the hallway for those wishing to do so. uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator.

#### Bedroom Four/Office

7' 6" x 10' 11" (2.28m x 3.33m)

Currently used as a office/computer room but could create a fourth bedroom or dressing room for bedroom two. uPVC double glazed window to the side elevation. Central heating radiator.

#### Bedroom Three

9' 4" x 10' 11" (2.852m x 3.328m)

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

### First Floor Landing

Providing access to the main bedroom and having eave storage off.

### Bedroom One

12' 3" x 13' 4" into wardrobes (3.726m x 4.054m) uPVC double glazed window to the front elevation. Fitted wardrobes running along one wall. central heating radiator.

### Outside

Set upon this good sized plot with low maintenance gardens to the front and rear elevations. Ample off road parking with gravelled frontage and driveway creating the ability for standing for a caravan or similar. The rear garden is also majority gravelled for ease of maintenance and enjoys a good degree of privacy. Decked patio area with pergola (which may be purchased via separate negotiation). The detached garage has been converted into a home work area so ideal for those working from home or it could make a lovely garden room for those wishing to do so.

### 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 B: 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 the relevant office 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  
71.1 sq.m. (766 sq.ft.) approx.

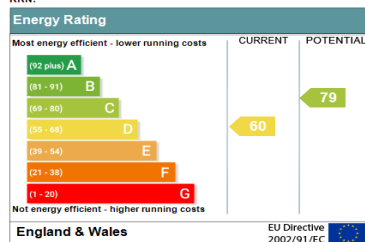
1ST FLOOR  
19.6 sq.m. (210 sq.ft.) approx.



TOTAL FLOOR AREA: 90.7 sq.m. (976 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: 13 Chapman Crescent, Humberston, GRIMSBY, DN36 4UE  
RRN:



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