



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



1st Main Road

Humberston Fitties
DN36 4HD

Offers in the Region Of
£129,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this lovely detached chalet located within a sort after location on the Humberston Fitties next to the Yacht Club. 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-diner, two double bedrooms and the shower room. Outside there are delightful garden spaces to all four sides, secure storage and off road parking. The property also benefits from uPVC double glazing.

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



Entrance Hall

Entering the property reveals a hallway with a carpeted floor.

Lounge

10' 1" x 15' 0" (3.08m x 4.56m)

The lounge has dual aspect windows to the front and side elevation and laminate flooring.

Kitchen/Diner

10' 2" x 15' 1" (3.11m x 4.59m)

The kitchen-diner has a dual aspect windows to the rear and side elevation, a door to the rear and laminate flooring. 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 gas hob with gas from bottles.

Bedroom One

10' 2" x 11' 9" (3.10m x 3.57m)

Bedroom one has a window to the front elevation, a carpeted floor and a built in cupboard.

Bedroom Two

10' 2" x 11' 9" (3.11m x 3.57m)

Bedroom two has a window to the rear elevation and a carpeted floor.

Shower Room

6' 11" x 5' 5" (2.12m x 1.64m)

The shower room has an opaque window to the rear elevation, vinyl flooring and a WC, basin and a shower cubicle with a mains operated shower.

Outside

Gates open to reveal the property with space for parking. Lawns to all sides. The plot enjoys the majority of the days sun and a large decked area ideal to lounge in the sun. There is also a large secure storage building.

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.

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.

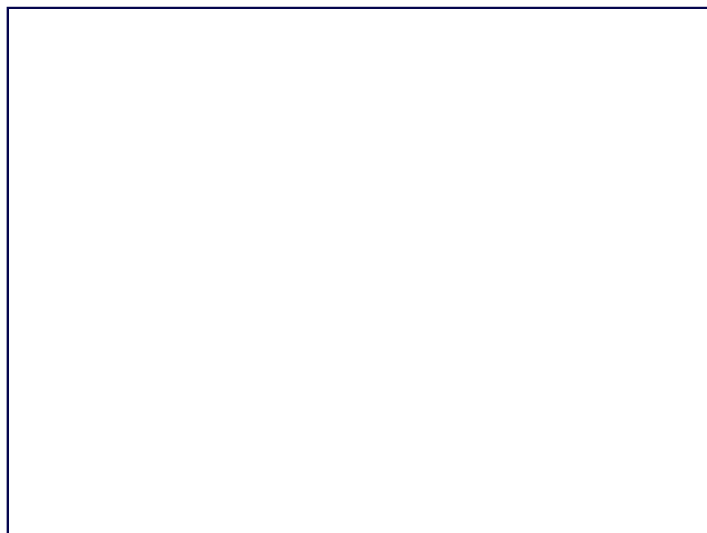
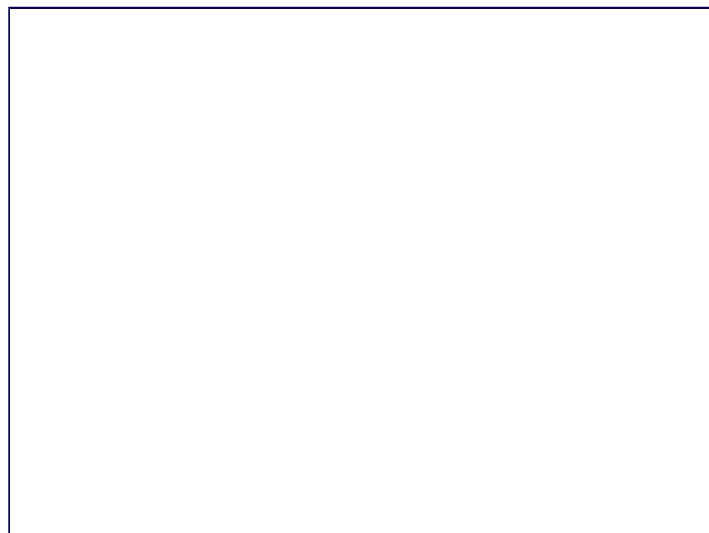
Property Management

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.

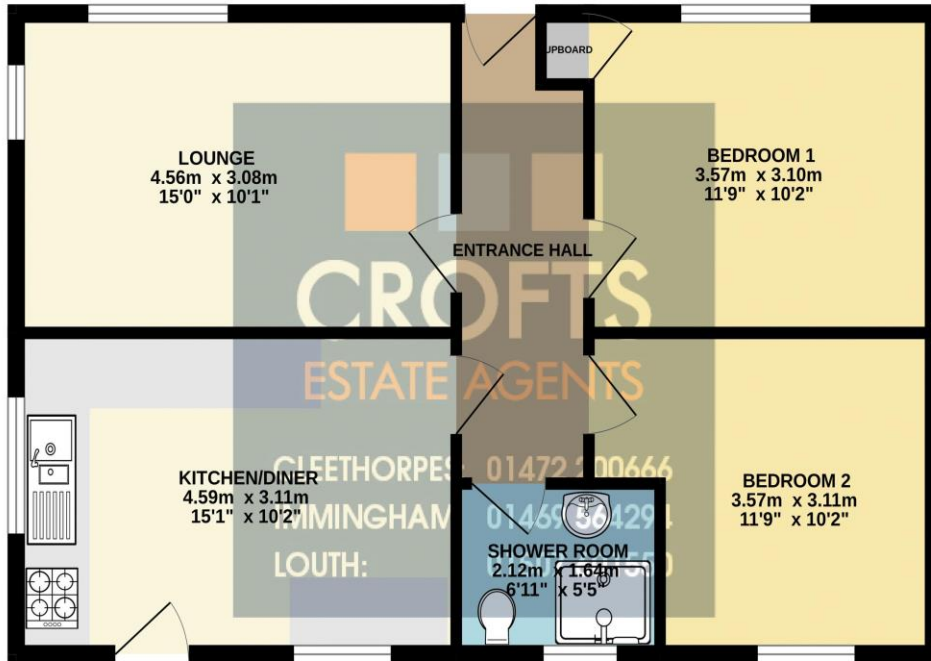
Mortgage and Financial Advice

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
58.9 sq.m. (634 sq.ft.) approx.



TOTAL FLOOR AREA: 58.9 sq.m. (634 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 12/2023

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F		
1-20	G	3 G	

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 enquires, 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.