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



229a 12th Avenue
Humberston Fitties
Humberston
DN36 4HD

Offers in the Region Of
£129,950

Coming the market with NO FORWARD CHAIN is this nicely positioned three bedroom detached chalet bungalow on the famous Humberston Fitties. In a quiet Avenue of only seven chalets close to the Yacht Club, this property off a good sized plot with beautiful south facing gardens and new decking to the rear. Inside the property has a real seaside feel with polished wood floors and blue and white decor, spacious lounge diner which is open plan to the kitchen, spacious sun room, two double bedrooms, one single and a very nautical feeling shower room. The outside also offer further garden to the front, service area and off road parking for two cars and or a camper/caravan. Rental potential for this property has a proven track record of £800 per week in season for the discerning buyer looking to maximise their investment.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Front entrance

4' 3" x 0' 0" (1.30m x 0m)

The front entrance area has uPVC door to the front garden, blue tiled floor, neutral decor, two single glazed windows to the front, storage cupboard and wall light.

Kitchen

10' 8" x 7' 5" (3.24m x 2.27m)

The kitchen has a range of green wall and base units with wood effect work tops over, white sink drainer, space for washing machine, tall fridge freezer and range cooker, uPVC window to the side with blinds, cream splash back tiling, wood laminate flooring, extractor and four way light. A uPVC window and door lead to the front entrance.

Lounge diner

9' 11" x 21' 0" (3.03m x 6.39m)

The lounge diner is really spacious with polished and stripped wood floors, dual fuel log burner fire and tiled hearth. uPVC French doors to the conservatory, 3 uPVC windows and door to the rear decking, electric heater, white decor and two ceiling lights.

Sun room

8' 6" x 12' 5" (2.59m x 3.78m)

The sun room has brick base with uPVC windows and sliding door to the rear. There is a solid ceiling on the extension with white and

cream decor, vertical blinds, eight downlights and polished stripped and varnished floor.

Hallway

A central lobby area has cream walls, wood laminate floor, electric heater, ceiling light and loft access.

Bedroom One

9' 9" x 9' 7" (2.96m x 2.92m)

A beautiful main bedroom has uPVC window to the rear with blinds, white painted floor boards, blue walls, electric heater and pendant light.

Bedroom Two

9' 11" x 9' 0" (3.01m x 2.74m)

A double bedroom with uPVC window and blind to the rear, white decor, cream carpet, pendant light, electric heater and fitted wardrobes.

Bedroom three

7' 1" x 6' 8" (2.16m x 2.02m)

A smaller bedroom currently used as a study has uPVC window to the rear with fitted blinds, pale blue decor, stripped and varnished wood floor, electric heater and pendant light.

Family Bathroom

10' 0" x 7' 3" (3.06m x 2.22m)

A gorgeous nautical themed bathroom has large walk in shower with glass screen, vanity sink and WC, aqua boarded shower area and the half tiled and half wood panelled walls, wood laminate flooring, frosted uPVC window, chrome towel radiator, radiator, extractor and ceiling light.

Rear garden and parking

The rear garden is primarily laid to lawn with good quality fencing and good screening to all sides. The rear has large newly finished decked area with several seating areas plus covered porch area. To the sides of the property is a service area for shed and garden equipment and to the other is the gated driveway for two cars and or camper/caravan.

Front garden

A small front garden has service area for bins and gas, gravelled garden area and slab patio area for table and chairs. There is gate to front and picket fence. There is also hot shower for the days you return from the nearby beach and need to hose down.



Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

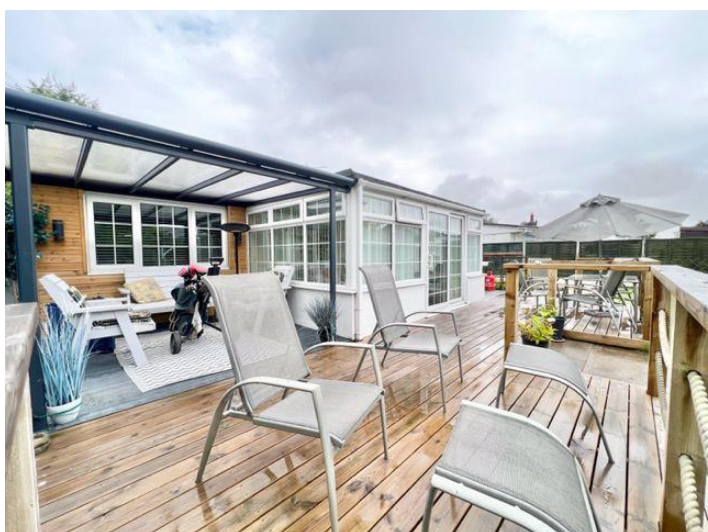
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and 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

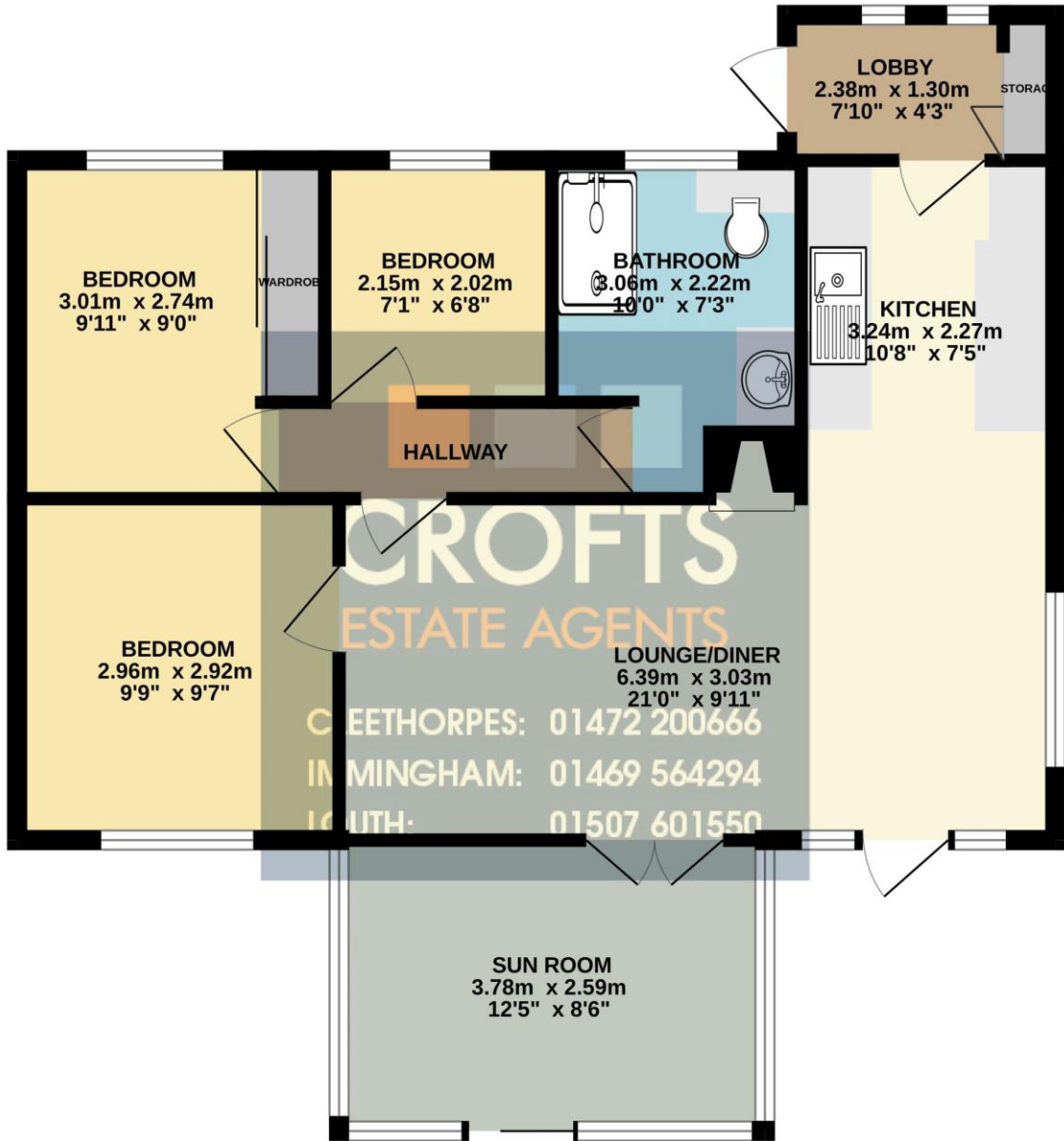




OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
68.4 sq.m. (736 sq.ft.) approx.



approx.
contained here, measurements
visibility is taken for any error,
ould be used as such by any
been tested and no guarantee