



CROFTS ESTATE AGENTS

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



Midfield Road
Humberston
Grimsby
DN36 4TH

£195,000

Crofts estate agents are delighted to offer for sale this spacious detached bungalow which is located within the popular village of Humberston. Ideal for a variety of buyers this property comes with viewing highly advised by ourselves. Nearby there are a wide variety of local amenities and also good bus links. The property does require a scheme of modernisation but is priced to reflect this and internal viewing will reveal the entrance hall, lounge, kitchen, two bedrooms and the bathroom. The third bedroom has been opened to reveal an open space off the entrance hall but can be transformed back to a third bedroom if the buyer wanted and the door which matches the rest of the internal doors has been saved with this in mind. The property stands on a corner plot with a driveway to the side accessed through gates into the rear garden. The front garden has a lawn and stocked floral beds and the rear garden has a further lawn, patio area ideal for alfresco dining, an outbuilding and garage with attached workshop. The property also benefits from double glazing and gas central heating.

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LOUTH: 12 Market Place, Louth, LN11 9PB

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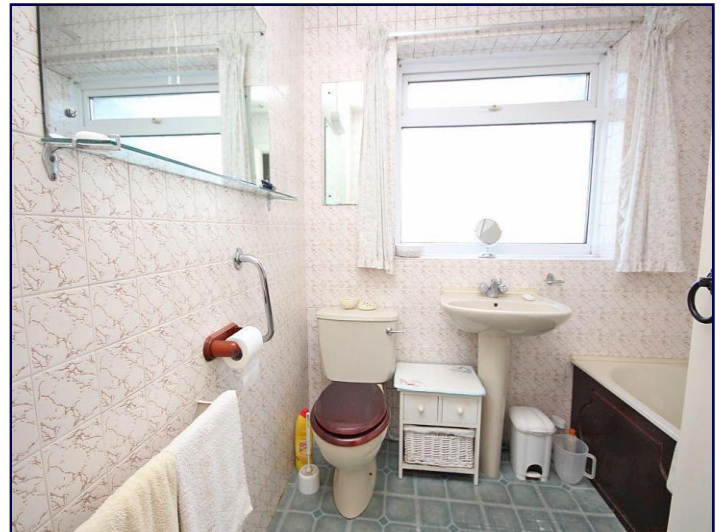
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Entrance Hall

Entering into the entrance hall through the entrance porch reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

13' 10" x 11' 0" (4.22m x 3.36m)

The lounge has sliding patio doors to the front elevation, two radiators and a carpeted floor. There is also gas fire within a feature surround.

Kitchen

16' 2" x 8' 11" (4.94m x 2.72m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side elevation, tiled walls, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, electric double oven and gas hob with extractor over.

Bedroom One

10' 5" x 10' 10" (3.17m x 3.31m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also fitted furniture.

Bedroom Two

10' 4" x 10' 11" (3.15m x 3.33m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and carpeted flooring. There is also fitted furniture.

Bedroom Three

6' 11" x 10' 11" (2.12m x 3.32m)

Currently open to the entrance hall, bedroom three has a window to the side elevation, coving to the ceiling, a radiator and carpeted flooring. This could easily be turned back into a bedroom and the door which matches all the others in the bungalow has been stored safely.

Bathroom

6' 1" x 7' 3" (1.86m x 2.22m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a three piece suite with a WC, basin and bath and also access to the loft.

Garage

The garage has an up and over door, light and power and a window to the side elevation. There is also a work shop attached with window and door to the front.

Outbuilding

A secure outbuilding also has electrics.

Outside

To the front there is a pretty, country style garden with perimeter hedges, a lawn and footpath to the front door and established shrubs and flowers. A gate to the side and double gates for parking reveal access to the rear garden which has a further lawn, paved patio area ideal for alfresco dining and also off road parking.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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

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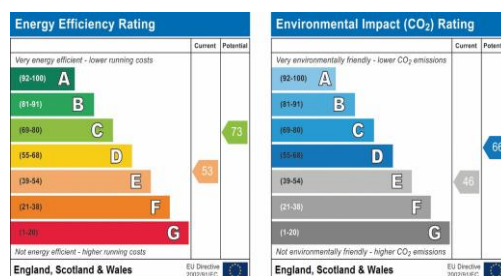




TOTAL APPROX. FLOOR AREA 70.8 SQ.M. (762 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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