



# CROFTS ESTATE AGENTS

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



St. Christophers Road

Humberston  
DN36 4EB

Offers in the Region Of  
£190,000

Semi detached dormer bungalow located within the village of Humberston, ideal for a family or someone looking to downsize. With flexible accommodation throughout, the property offers scope for improvements and the opportunity to create a lovely home. Nearby to a wide variety of local amenities and schools. Internal viewing will reveal the lounge, kitchen, dining room, three bedrooms and the wet room. Externally there are gardens to the front and rear with off road parking and a detached garage, The property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals a welcoming space with a radiator and laminate flooring.

#### Kitchen

9' 5" x 9' 5" (2.87m x 2.86m)

The kitchen reveals a window and door to the rear elevation, a tiled floor and a fitted kitchen with a one and a half sink and drainer, an electric oven and a gas hob. There is also plumbing for a washing machine.

#### Dining Room

6' 8" x 11' 4" (2.04m x 3.45m)

The kitchen has a window to the side elevation, a radiator and a carpeted floor.

#### Lounge

23' 4" x 10' 11" (7.12m x 3.34m)

The lounge has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor.

#### Wet Room

5' 5" x 6' 10" (1.65m x 2.09m)

The wet room has an opaque window to the rear elevation, a heated towel rail, tiled floor and walls. There is also a WC, basin and an electric shower.

#### Bedroom One

13' 0" x 11' 4" (3.95m x 3.45m)

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

#### First Floor Landing

With a carpeted floor and a storage cupboard.

#### Bedroom Two

7' 10" x 11' 11" (2.39m x 3.63m)

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

#### Bedroom Three

7' 10" x 11' 3" (2.39m x 3.43m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

#### Garage

The garage has an up and over door and a door to the side elevation.

#### Outside

With a drive providing off road parking, both garden spaces are low maintenance. The rear has a shed, summer house, lawn and raised planters.

**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  
63.2 sq.m. (680 sq.ft.) approx.

1ST FLOOR  
22.4 sq.m. (241 sq.ft.) approx.



TOTAL FLOOR AREA: 85.6 sq.m. (921 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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