



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



North Sea Lane
Humberston
Grimsby
DN36 4UZ

Offers in the Region Of
£229,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious and versatile detached bungalow which is located within the popular village of Humberston. Ideal for someone looking to retire or downsize, the property will appeal to many would be purchasers and comes with viewing highly advised. With the opportunity to be one or two bedrooms due to the needs of a buyer, this was originally a three bedroom but was altered to create larger living spaces. Nearby there are a wide variety of local amenities and also bus routes. Internal viewing will reveal the entrance porch, hall, lounge-diner, breakfast kitchen, two double bedrooms and the shower room. Externally there are gardens to the front and rear with ample off road parking on the driveway and also a detached garage. The property also benefits from uPVC double glazing and gas central heating.

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 Hallway

Entering through the entrance porch reveals access to the loft, a radiator and a carpeted floor. There are also two built in cupboards.

Kitchen/Breakfast Room

13' 5" x 9' 11" (4.09m x 3.02m)

With a window to the rear elevation, door to the side, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over. There is also a space for a dining table and chairs.

Lounge/Diner

19' 5" x 11' 6" (5.92m x 3.51m)

The lounge-diner has dual aspect windows to the front and side, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place and space for a dining table and chairs.

Bedroom One

13' 5" x 11' 3" (4.09m x 3.44m)

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

Bedroom Two

10' 10" x 16' 11" (3.31m x 5.15m)

Bedroom two has a window to the rear elevation, coving to the ceiling, two radiators and a carpeted floor. This could also be a day room or dining room.

Shower Room

8' 7" x 6' 5" (2.61m x 1.95m)

The shower room has an opaque window to the side elevation, a heated towel rail, partially tiled walls and vinyl flooring. There is also a white suite with a WC, vanity basin and a shower cubicle with an electric shower.

Garage

With an up and over door.

Outside

To the front there is ample parking on the driveway and a tidy front garden with a lawn and established shrubs. The driveway also continues to provide access to the garage. A gate opens to reveal the rear garden with a further lawn, established shrubs and a patio area ideal for alfresco dining.

Tenure

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

Services

All mains services with the exception of mains gas 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.

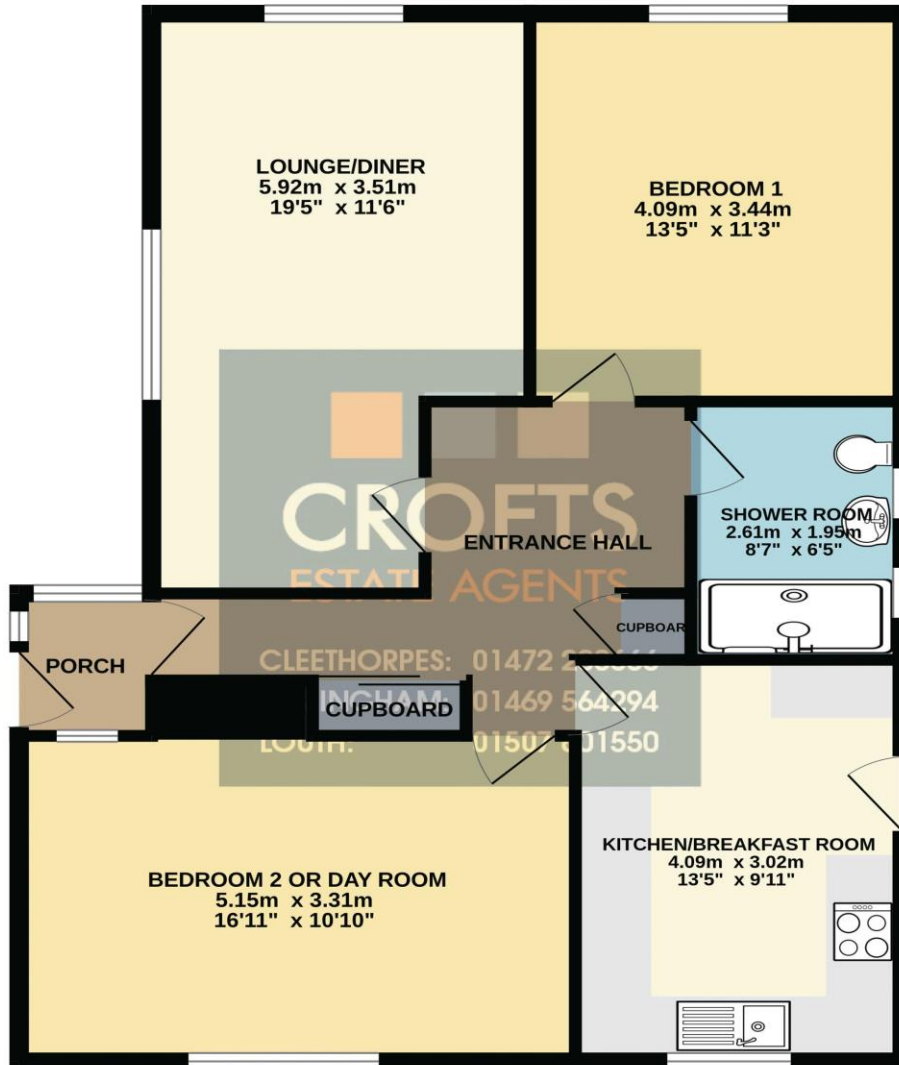
Mortgage and Financial Advice

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

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
79.2 sq.m. (852 sq.ft.) approx.



TOTAL FLOOR AREA : 79.2 sq.m. (852 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 ©2023