



# CROFTS ESTATE AGENTS

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



229 12th Avenue  
Humberston Fitties  
Humberston  
DN36 4HD

Crofts Estate Agents have the pleasure of bringing to the market this modern and contemporary three bed detached chalet, located within the popular Humberston Fitties. Tucked away down a private lane, this hidden gem, which is close to the yacht club is one not to be missed with viewings highly recommended. Internal viewing will reveal the open plan lounge-diner, kitchen, three double size bedrooms, wet room and shower room. Externally there property occupies a good size plot with large wrap around garden. There is plenty of parking available, as well as space for 3 sheds and a large workshop.

Offers in the Region Of  
£165,000

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](http://www.croftsestateagents.co.uk)





### Lounge/Diner

28' 9" x 30' 6" (8.76m x 9.29m)

This beautifully decorated room provides the ideal living-diner space to relax or entertain. Benefitting from laminate flooring, log burner and multiple aspect uPVC windows, which allow plenty of natural daylight in.

### Kitchen

10' 3" x 11' 11" (3.12m x 3.63m)

Benefitting from a fully fitted kitchen with base and wall mounted units, tiled flooring, 1 and a half sink with draining and plumbing for a washing machine or dishwasher. There is also LED spot lights and space for a freestanding cooker.

### Bedroom 1

7' 10" x 16' 7" (2.39m x 5.05m)

Briefly comprising of laminate flooring, electric heater, air conditioning which heats and cools and dual aspect uPVC windows.

### Bedroom 2

9' 7" x 14' 6" (2.92m x 4.42m)

Briefly comprising of laminate flooring, electric heater, air conditioning which heats and cools and dual aspect uPVC windows.

### Bedroom 3

9' 7" x 14' 2" (2.92m x 4.31m)

Briefly comprising of laminate flooring, electric heater, air conditioning which heats and cools and dual aspect uPVC windows.

### Shower Room

7' 2" x 7' 3" (2.18m x 2.21m)

Th first of two shower rooms, benefitting from a shower cubical, WC and basin. There is also plumbing for a washing machine and vinyl flooring.

### Exterior

Tucked away down a private lane, this private property provides instant kerb appeal, with the property recently re-cladded last year in tanalised timber. Occupying a large plot with wrap around garden, this property is one that must be viewed in order to fully appreciate the vast amount of outdoor space available. Mainly laid to lawn, the exterior offers ample off road parking with gated entrance and 4 sheds, with one being a functional workshop with power, lighting and air conditioning. There is also a patio area, ideal for entertaining guests or al-fresco dining.

**Tenure**

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

**Services**

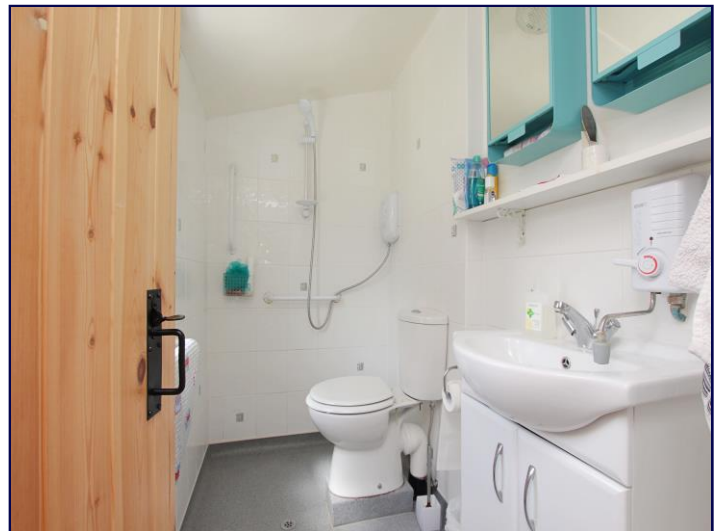
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band A: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





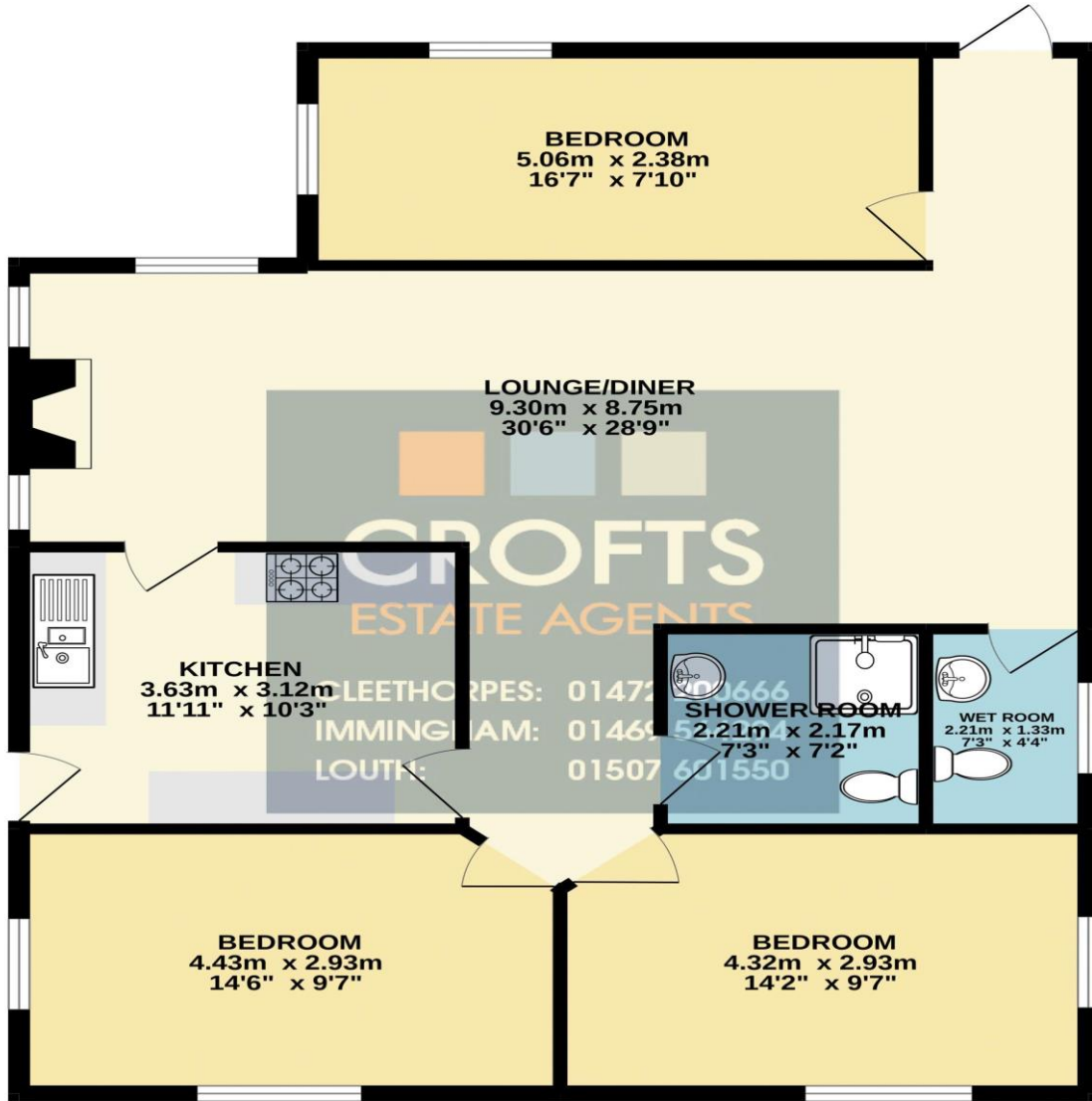




**OPEN 7 DAYS A WEEK**

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  
94.9 sq.m. (1022 sq.ft.) approx.



TOTAL FLOOR AREA : 94.9 sq.m. (1022 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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