



# CROFTS ESTATE AGENTS

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



**293 Humberston Fitties**  
**Humberston**  
Grimsby  
DN36 4HB

**£104,950**

Crofts Estate Agents are pleased to bring to the market this three bedroom detached chalet which is located on the Anthonys Bank, Humberston Fitties. One of the finest chalets Crofts have come across, this has been totally renovated throughout in recent years to a very high standard. The kitchen diner is the main selling point to the property as it has a stunning fitted kitchen complete with integrated units including fridge freezer, washing machine, dishwasher, wine cooler and much more. Induction hob cooker and ceramic sink. The main living room is a very good size and runs from the front door to the bi fold doors which open into the kitchen. The three bedrooms are all good sizes and neutrally decorated, two of which have Sharps fitted wardrobes. There family bathroom is modern and has a four piece suite with jet pool bath, sink, toilet and walk in shower. There is also a separate W/C located in between between two and three. The front garden is a great size and has a large fish pond and the rest is mainly lawned. Viewings are available straight away and this property is offered with **NO FORWARD CHAIN!**

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### Living Room

21' 6" x 10' 4" (6.56m x 3.16m)

Wooden floor throughout and neutrally decorated with white gloss woodwork. Bi fold doors leading into the kitchen. Two fan ceiling lights fitted and to the front of the room there is the main entrance and porch with double doors opening out onto the front decking area.

### Kitchen

10' 10" x 28' 8" (3.3m x 8.75m)

Stunning Howdens fitted kitchen which comes complete with integrated units such as; dishwasher, fridge freezer, washing machine and wine cooler. There is an induction hob and oven and overall the kitchen is simply the main selling point of the chalet as it has such a high finish. This room then leads into the dining area and at this end of the room there are uPVC windows along one wall and also a sky light which lights the space up even more.

### Bedroom 1

18' 9" x 9' 7" (5.71m x 2.91m)

Large double bedroom located to the front of the property and has double doors opening onto the front decking area. Sharps fitted wardrobes along two walls gives good levels of storage space. Carpeted throughout and neutrally decorated walls.

### Bedroom 2

13' 8" x 9' 6" (4.16m x 2.9m)

Similar to the other bedrooms, magnolia painted walls and carpeted throughout. Sharps fitted wardrobes and double doors opening out onto the front decked area.

### WC

4' 2" x 5' 4" (1.26m x 1.63m)

As well as the main family bathroom there is also a separate W/C with sink.

### Bedroom 3

6' 10" x 9' 7" (2.09m x 2.91m)

The smaller of the three rooms, currently used as storage hence why there are no photos of this room uploaded. Please refer to the floorplan. Neutrally decorated walls and fitted carpet.

### Bathroom

6' 1" x 9' 6" (1.86m x 2.89m)

Modern bathroom with four piece suite comprising of; walk in shower, toilet, sink and jet pool bath. Tiled walls throughout and fitted carpet.

### Gardens

The front garden has a drive way which offers off road parking plus a large lawn area. There is a fish pond which is a feature of the

garden and as you walk up to the front doors of the chalet there is a large decking area which is an ideal seating area in the summer.

#### **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)

#### **Free Valuations**

We offer a free valuation with no obligation, just call the office on 01472 200666 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.

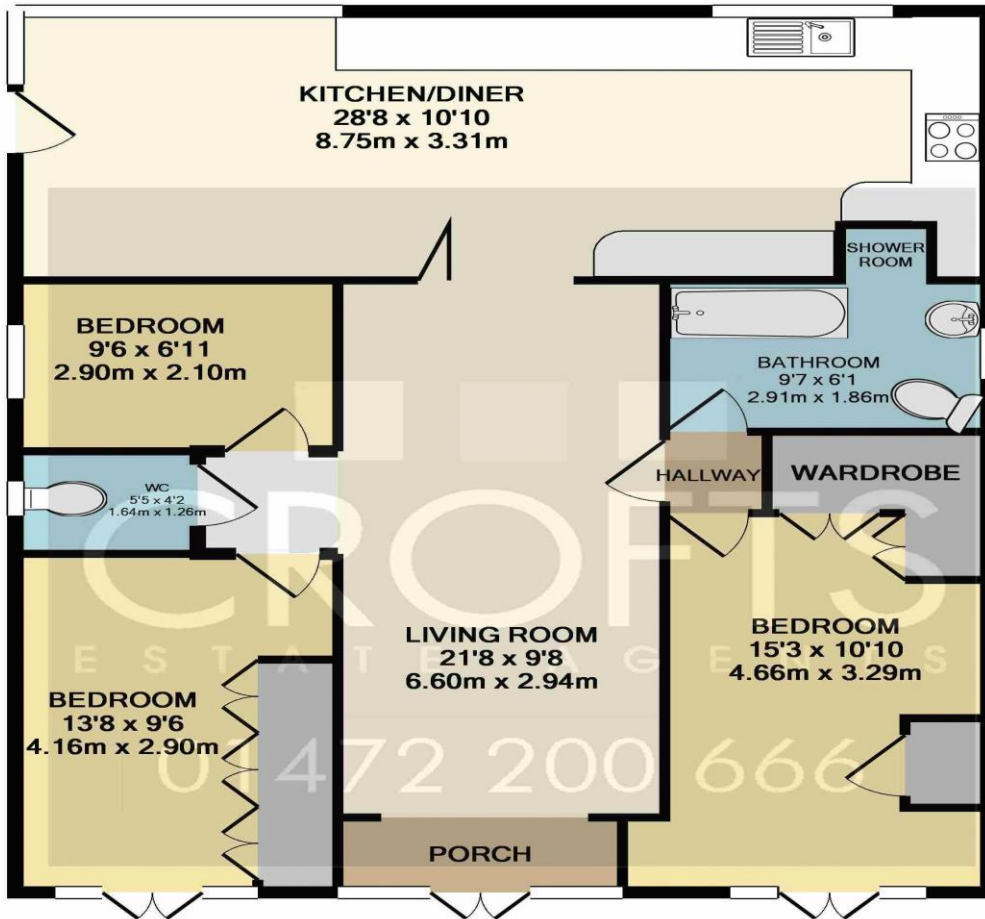
#### **Mortgage and Financial Advice**

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.*







TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)

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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