



## Epperstone Residential Caravan Park

Humberston  
DN36 4HH

£20,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### Property Introduction

Affordable Park Home in the Heart of Humberston – 12-Month Residential Occupancy An excellent opportunity to own a well-presented park-style home located in the charming village of Humberston, conveniently positioned on the outskirts of Cleethorpes. This one-bedroom home features a comfortable lounge, kitchen, and a practical shower room. Benefiting from double glazing and LPG central heating, the property ensures year-round comfort. Set within a well-maintained residential site with 12-month occupancy, it also offers parking area. Perfect as a low-maintenance main residence or peaceful retreat.

### Entrance Porch/Utility

3' 2" x 9' 7" (0.977m x 2.932m)  
uPVC double glazed entry door to the side elevation. uPVC double glazed window to the front. Plumbing for a washing machine.

### Kitchen

6' 5" x 7' 5" (1.948m x 2.261m)

The kitchen offers a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Central heating radiator.

### Lounge

8' 10" x 9' 3" (2.687m x 2.817m)

The lounge has uPVC double glazed French doors to the rear and windows to the side and front elevations. Two central heating radiators. Laminate flooring.

### Shower Room

2' 7" x 7' 4" (0.792m x 2.231m)

uPVC double glazed window to the rear. Equipped with a close coupled combined toilet and washbasin. Shower cubicle. Central heating radiator. Tiling to the walls.

### Bedroom

8' 11" x 7' 1" (2.725m x 2.151m)

With fitted wardrobes and having double glazed window. Central heating radiator.

### Outside

A pleasant sized plot with patio and garden area to one side, pathway along the rear and detached garden store.

Cleethorpes      01472 200666  
Immingham      01469 564294  
Louth      01507 601550

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## **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.

## **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

## **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 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**

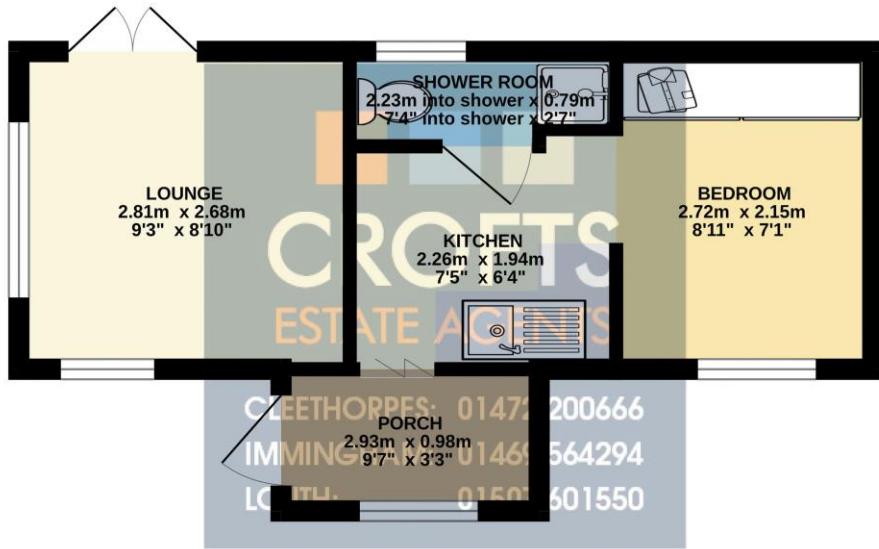
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
22.0 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA : 22.0 sq.m. (237 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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