Joy Walker

ESTATE AGENTS



317 Humberston Fitties

Grimsby, North East Lincolnshire DN36 4HB

A fantastic opportunity to embrace the dream of coastal living at Humberston Fitties with Rollin Dunes, an attractive two-bedroom detached chalet offering a modern and relaxed way of life by the sea. Available for use for up to 10 months of the year, it would make an ideal seaside retreat, second home or holiday-let opportunity. The Humberston Fitties is a unique and much-loved coastal community, renowned for its individual chalets, peaceful lanes and laid-back seaside atmosphere. Just moments from the beach, it offers the chance to escape the hustle and bustle of everyday life and enjoy everything that coastal living has to offer. Rollin Dunes provides comfortable and well-presented accommodation comprising an entrance hall, lounge open to the kitchen/diner, two double bedrooms, modern bathroom and separate WC/cloakroom. Outside, the property benefits from a private driveway providing parking, a lawned front garden and a particularly appealing south-facing rear lawned garden with patio area, perfect for relaxing in the sunshine, entertaining or enjoying an evening drink outdoors. Whether you're looking for a place to escape to, somewhere to enjoy memorable holidays with family and friends, or an opportunity with holiday-let potential, Rollin Dunes offers the chance to own your own little piece of the coast and enjoy the Fitties lifestyle for years to come.

- HUMBERSTON FITTIES LOCATION
- TWO BEDROOM DETACHED CHALET
- IDEAL HOLIDAY LET OR RETREAT
- USE FOR UP TO 10 MONTHS
- OPEN-PLAN LOUNGE & KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM & WC
- PRIVATE DRIVEWAY
- SOUTH-FACING REAR GARDEN & PATIO
- CLOSE TO THE BEACH







Offers Over £85,000

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www.joywalker.co.uk

DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed via a covered porch with steps leading up to a solid wooden entrance door, opening into the hallway.



HALLWAY
The welcoming hallway features wood-effect laminate flooring, a radiator, useful cloaks area, uPVC double-glazed window to the side aspect and solid oak connecting doors leading to the remaining accommodation.



LOUNGE
14'11" x 10'1" (4.57 x 3.09)
The spacious lounge continues with wood-effect laminate flooring and benefits from dual-aspect uPVC double-glazed windows, a radiator and an open-plan layout leading seamlessly into the kitchen/diner.

LOUNGE





LOUNGE



KITCHEN DINER

10'7" x 9'6" (3.25 x 2.90)

The modern kitchen/diner benefits from a range of off-white Shaker-style wall and base units, complemented by contrasting wood-effect worktops and tiled splashbacks. The kitchen incorporates an inset ceramic sink, gas hob with black chimney-style extractor hood, electric fan-assisted oven, integrated washing machine and space for a fridge freezer. A matching larder unit houses the wall-mounted boiler. The room is finished with ceiling downlights, wood-effect laminate flooring, radiator, a solid wood door providing access to the rear garden and a uPVC double-glazed window overlooking the garden.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



BEDROOM ONE

13'3" x 10'1" (4.05 x 3.09)

The master bedroom benefits from a uPVC double-glazed window to the front aspect, wood-effect laminate flooring, modern floating bedside tables, a radiator and ample space for wardrobes.



BEDROOM ONE



BEDROOM TWO

11'6" x 10'1" (3.51 x 3.08)

The second double bedroom features a uPVC double-glazed window, wood-effect laminate flooring, radiator and ample space for wardrobes, along with room for a useful desk area.



BATHROOM

10'1" x 5'6" (3.09 x 1.70)

The modern bathroom is fitted with a stylish white three-piece suite with contrasting black fittings, comprising a Jacuzzi-style bath, walk-in shower with dual rainfall showerheads and glazed screen with black edging, and a floating vanity unit with hand wash basin and useful storage drawers. The room is finished with full wall tiling, ceiling downlights, extractor fan, wood-effect vinyl flooring, heated towel rail and a uPVC double-glazed window to the rear aspect.



BATHROOM



CLOAKROOM/SEPARATE TOILET

4'8" x 4'0" (1.43 x 1.22)

The separate WC benefits from a white two-piece suite comprising a low-flush WC and hand wash basin, complemented by full wall tiling, ceiling downlights, extractor fan and a uPVC double-glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property stands within a well-maintained garden, with mature conifers providing privacy to the front boundaries, a neatly lawned front garden and a shingle driveway offering ample off-road parking. Laurel hedging leads around to the side and rear, where a generous wrap-around lawn extends to the south-facing rear garden. A shingle patio provides an ideal space for outdoor seating and entertaining, with additional space for storage and bins.



THE GARDENS



REAR VIEW



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC -

TENURE - LEASEHOLD

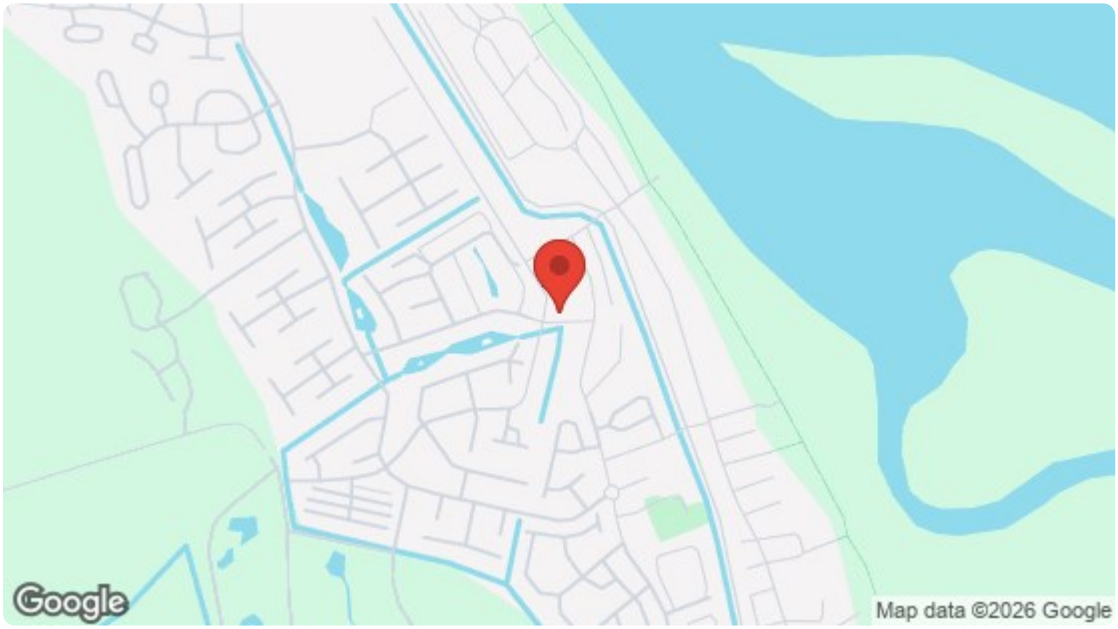
We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

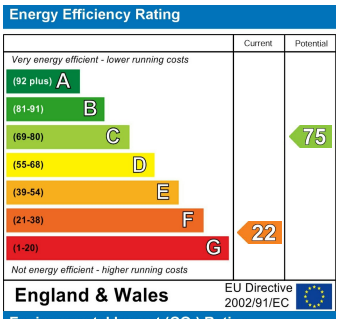
VIEWING ARRANGEMENTS

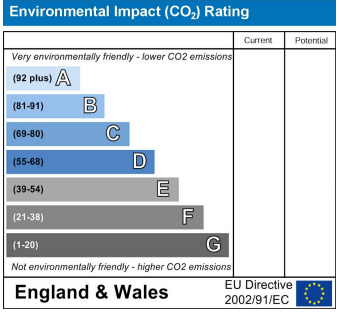
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm







For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.