

MARTIN MASLIN

**AMBER GARDENS
HUMBERSTON AVENUE
HUMBERSTON
NORTH EAST LINCOLNSHIRE
DN36 4SJ**



Located just off ever popular Humberston Avenue this represents a rare opportunity to acquire a part developed building plot to complete to your own specification and style and with full planning permission already in place, a buyer undertaking their own self-build project can easily progress the construction through to completion.

£325,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE PROPERTIES

The planning approval is for three storey detached houses although buyers will have the choice whether to build the upper floor or not at construction stage.

Plot 4 is the farthest advanced of the houses and the accommodation layout for that property can provide:-

GROUND FLOOR

Reception Hall, Lounge, Snug/Office, impressive Living Kitchen with space for preparation, dining and relaxing, Utility Room and Toilet.

FIRST FLOOR

Five Bedrooms, two with en-suite Shower Rooms and Family Bathroom.

SECOND FLOOR

Bedroom ,Playroom (or Seventh Bedroom) and Shower Room.

OUTSIDE

Double Garage

SITE LAYOUT

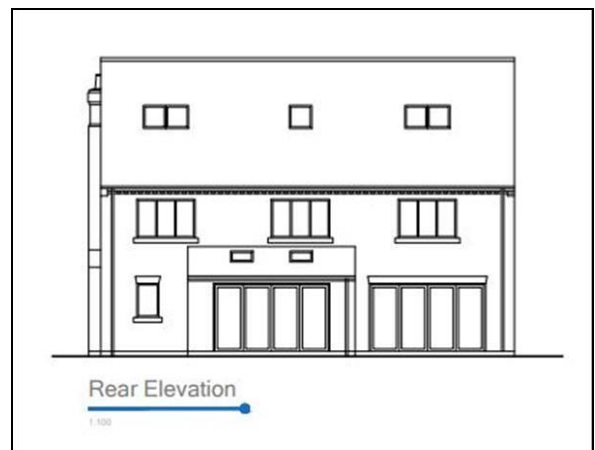
Please see site layout plans Plan RD:4011 - 32 F relates to Plot 4 which was approved in later planning application.

VIEWING

By appointment through the Agents on Grimsby 311000.

AGENTS NOTE

Please note that the illustrations provided are of plot three and other plot designs may vary.



Ground Floor	
Area in Square Metres	
K / D / DR	56.8 S.Q.M
Lounge	24.2 S.Q.M
Snug	18.6 S.Q.M
Utility	6.60 S.Q.M
Hallway	11.8 S.Q.M
WC	2.4 S.Q.M
Total Area	120 S.Q.M

First Floor	
Area in Square Metres	
Master Bed	20.3 S.Q.M
Master Ens	4.37 S.Q.M
Bedroom 2	13.6 S.Q.M
Bed 2 Ens	3.21 S.Q.M
Bed 2 Cpd	1.21 S.Q.M
Bedroom 3	14.1 S.Q.M
Bedroom 4	12.6 S.Q.M
Bedroom 5	11.0 S.Q.M
Bathroom	7.20 S.Q.M
Landing	16.8 S.Q.M
Cupboard	0.94 S.Q.M
Total Area	105 S.Q.M

Second Floor	
Area in Square Metres	
Bedroom	21.4 S.Q.M
Ensuite	5.77 S.Q.M
Play Room	24.5 S.Q.M
Landing	10.6 S.Q.M
Total Area	62.3 S.Q.M

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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