



## Plot 5 Bradbury Gardens Off Humberston Avenue Humberston, North East Lincolnshire DN36 4SP

Located in a small cul de sac directly off Humberston Avenue is this SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME being built by COLLIS BUILDERS. Currently under construction but any purchaser will have the choice of internal fittings to create their own dream home with an excellent PC sum of £30,000. The accommodation at present is four bedrooms but does have the flexibility with strengthened roof trusses to create a second floor with an additional two bedrooms and a shower room. Entrance hall, cloaks/wc, living dining kitchen, utility room, master bedroom with en suite and dressing room plus three further double bedrooms and a family bathroom/wc. Integral garage. Gas central heating system. Double glazing. Solar panels. Security alarm system. Good sized front and rear gardens. 10 year guarantee.

**£538,000**

- EXCLUSIVE CUL DE SAC OF 8 DWELLINGS
- DETACHED FAMILY HOME
- UNDER CONSTRUCTION BY COLLIS BUILDERS
- LOUNGE
- LIVING DINING KITCHEN
- UTILITY ROOM & CLOAKS/WC
- FOUR BEDROOMS
- EN SUITE & FAMILY BATHROOM
- INTEGRAL GARAGE
- £30,000 PC ALLOWANCE



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate and taken from the architect's plans.

GROUND FLOOR

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ENTRANCE HALL

LOUNGE

13'5" x 16'4" (4.1 x 5)

LIVING DINING KITCHEN

25'6" x 242'1" extending to 23'2" (7.79 x 73.8 extending to 7.07)

This L shaped room is L shaped with the above being the overall measurements. This is a photograph of a property on the development and is for illustration purposes only.



KITCHEN/DINING AREA

21'3" x 12'1" (6.5 x 3.7)



DAY ROOM AREA

13'1" x 12'9" (4 x 3.9)

UTILITY ROOM

6'10" x 7'2" (2.1 x 2.2)

CLOAKROOM/WC

FIRST FLOOR

.

LANDING

MASTER BEDROOM

14'1" x 12'9" (4.3 x 3.9)

EN SUITE

5'10" x 9'6" (1.8 x 2.9)

DRESSING ROOM

6'6"x 9'6" (2x 2.9)

## BEDROOM 2

13'5" x 13'7" (4.1 x 4.15)

## EN SUITE SHOWER ROOM

## BEDROOM 3

10'2" x 12'8" (3.1 x 3.87)

## BEDROOM 4

10'5" x 12'11" (3.2 x 3.96)

## FAMILY BATHROOM

7'10" x 7'6" (2.4 x 2.3)

## FAMILY BATHROOM

For illustration purposes only

## OUTSIDE

## REAR ELEVATION



## INTEGRAL GARAGE

17'8" x 9'10" (5.4 x 3)

## THE GARDENS

The property stands on a generous plot having an open plan front garden and an enclosed rear gardens.

## SITE PLAN



## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold although there is a management company for the residence of Bradbury Gardens for the maintenance of the common areas. Confirmation / verification has been requested. Please consult us for further details.

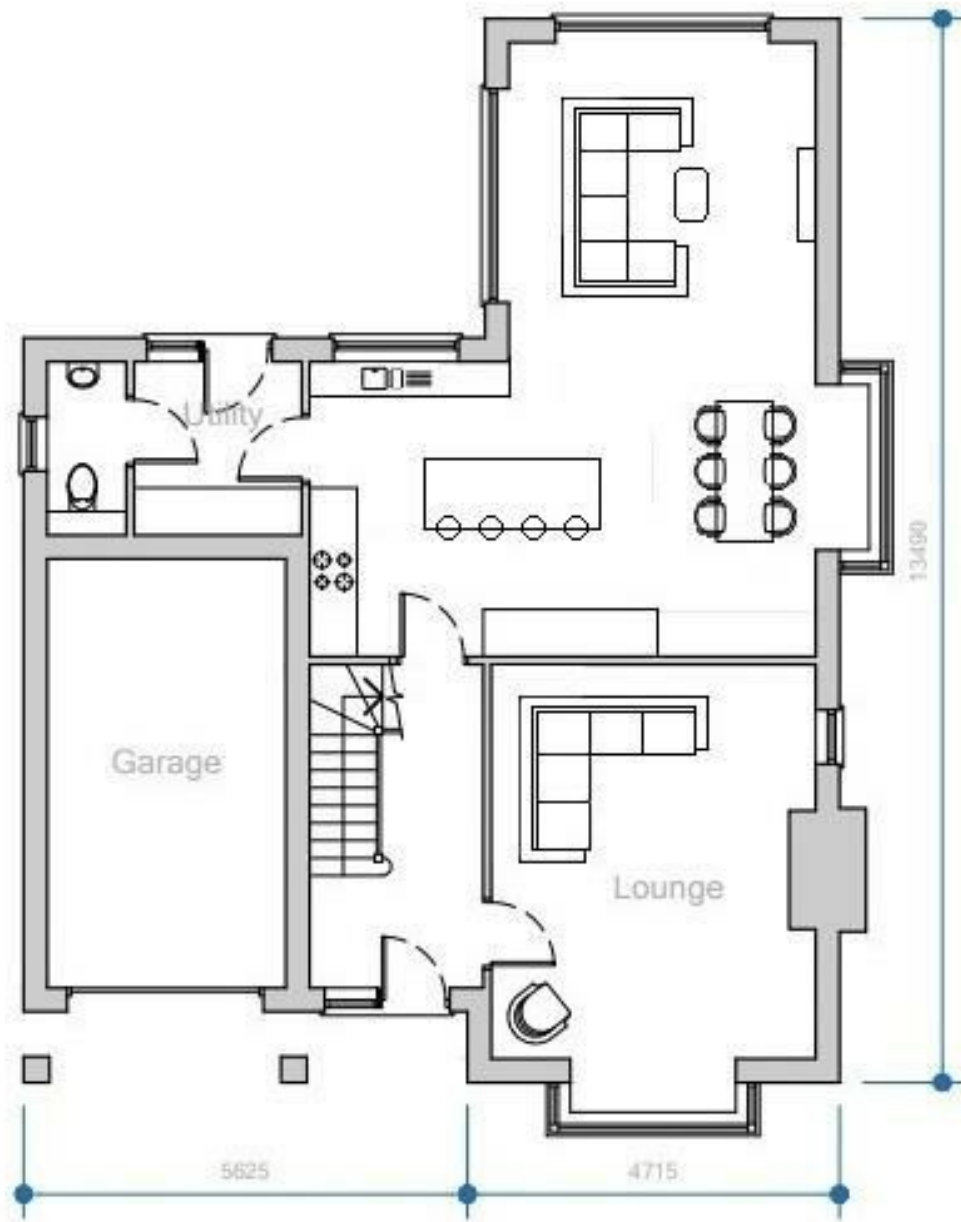
## VIEWING ARRANGEMENTS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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.