



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Amber Gardens

Humberston  
DN36 4SJ

Offers in the Region Of  
£725,000

Coming to the market as an EARLY BIRD opportunity is this stunning SEVEN bedroom detached house. Set on a private development of seven executive detached houses of which six are yet to be built but four are currently coming out of the ground. The early bird opportunity gives any potential buyer to style this stunning house in fixtures and fittings bespoke to their taste including bathrooms, floor tiling, utility cloakroom and kitchen. The property is set on a plot approaching 0.2 acres with south facing gardens, integral garage and parking for two cars on the driveway. This exquisite executive detached home offers extensive accommodation of approximately 321sqm over 3 storeys and with 7 bedrooms this is perfect for a larger family with spacious living area. Reservation fee and proof of funds will be required to secure the property.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### Entrance hall

#### Cloakroom

high specs units includes Vitra Aquacare toilet with bidet

#### Lounge

#### Snug

#### Open plan kitchen living dining room

highest specs German kitchen furniture NEFF appliances, options to add built in coffee machine, TV furniture, seating to back of island, big sink & spray tap

#### Utility room

Washer & Dryer stacked to design

#### Stairs and landing

#### Bedroom One

#### Dressing room

dresser units (wall to wall), drawers to left hand side (wall to wall)

#### En suite shower room

high specs bath and shower, tiles/aqua boards, mirror, add Vitra V-care smart toilet with bidet (top of range)

#### Bedroom Two

#### Bedroom Three

#### Bedroom Four



### Bedroom Five

### Family bathroom

highest specs mirrors,full/ half Tiles on wall, add Vitra Aquacare toilet with Bidet

### Stairs and landing

### Bedroom Six

### En suite to bedroom six

high specs bath and shower, tiles/aqua boards, mirror, add Vitra V-care smart toilet with bidet (top of range)

### Bedroom Seven

### Front garden

Off road parking on block paved driveway for two cars with lawn garden, wide slab path to front door with two timber access gates to each side to get to rear garden.

### Rear garden

The rear garden is to be laid to lawn with secure timber fencing to 6 feet plus to all sides. There is a large slab patio to the back of the house, with fixed lighting on the house and timber access gates to the front on each side.

### Garage

Integral garage with electric up and over metal door with uPVC door and window to the rear. Access door into the house.

### Tenure

Believed to be Freehold, 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.

### Viewings

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

### Council Tax Information

Band : 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 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.**



