



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



5 Bradbury Gardens Off
Humberston Avenue
Humberston
DN36 4SP

£549,000

NEW BUILD executive house in a PRIVATE & EXCLUSIVE DEVELOPMENT of only 8 houses off the very popular Humberston Avenue. Currently being built as a 4 bed, but there is room to go into the loft to create a further two bedrooms and a shower room (for an increased cost). Coming with a ten year builders Guarantee this superb development is being built by the highly regarded COLLIS BUILDERS who have a highly reputed history of delivering award winning homes. The house will be built with high quality materials with a superb finish as standard. A PC sum of £30,000 has been set aside for the kitchen bathrooms and floor and wall tiles with buyers able to put their own stamp on the house at this stage. Please make your enquiries asap to reserve this plot. Completion is currently targeted for late summer/autumn 2024.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Hall
7' 3" x 13' 5" (2.2m x 4.1m)

Kitchen Diner
21' 4" x 12' 2" (6.5m x 3.7m)

Utility room
68' 11" x 7' 3" (21m x 2.2m)

Lounge
13' 5" x 16' 5" (4.1m x 5.0m)

Day room
13' 1" x 12' 10" (4m x 3.9m)

Garage
17' 9" x 9' 10" (5.4m x 3m)

Primary bedroom
14' 1" x 12' 10" (4.3m x 3.9m)

Primary En-suite
5' 11" x 9' 6" (1.8m x 2.9m)

Primary Dressing area
6' 7" x 9' 6" (2m x 2.9m)

Bedroom 2
13' 5" x 13' 7" (4.1m x 4.15m)

Bedroom 3
10' 2" x 12' 9" (3.1m x 3.875m)

Bedroom 4
10' 6" x 13' 0" (3.2m x 3.965m)

Family Bathroom
7' 10" x 7' 7" (2.4m x 2.3m)

House area
Ground Floor 110 sqm First Floor 110 sqm

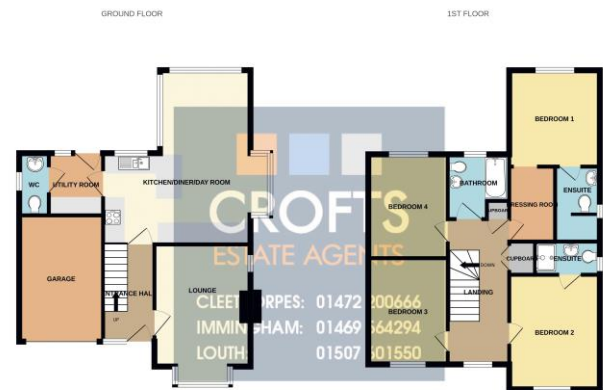
Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected. 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 and all viewings are strictly by appointment only please.

Council Tax Information
Band 2: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Additional Services
We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, rooms, fixtures and other details are approximate and cannot be relied upon for any purpose.



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.