



# CROFTS ESTATE AGENTS

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



## Bradbury Gardens Off Humberston Avenue

Humberston  
DN36 4SP

£538,000

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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Hall

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

#### Kitchen Diner

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

\* Please note CGI of the kitchen not to scale

#### Utility room

6' 11" x 7' 3" (2.1m x 2.2m)

#### WC

#### 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)

#### En-suite to bedroom 2

#### 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

**Plot area**

360 sqm

**Council Tax Information**

Band 2: 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.**

**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**

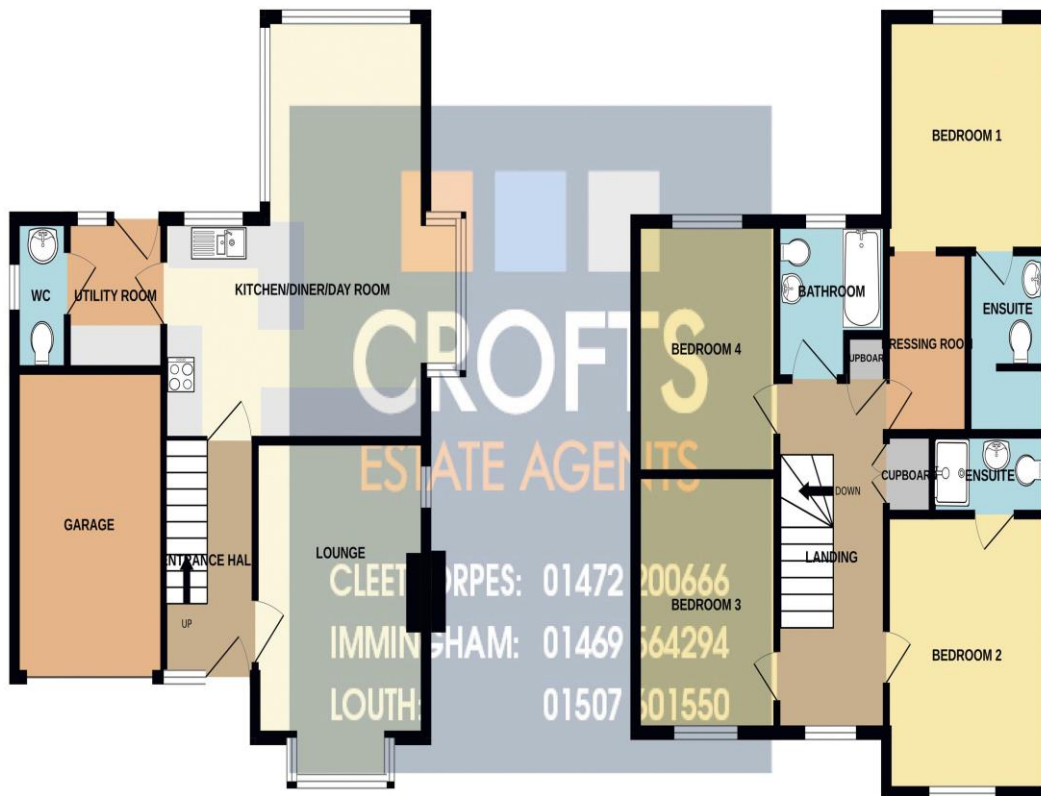
Please contact the relevant marketing office, all viewings are strictly by appointment only please.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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