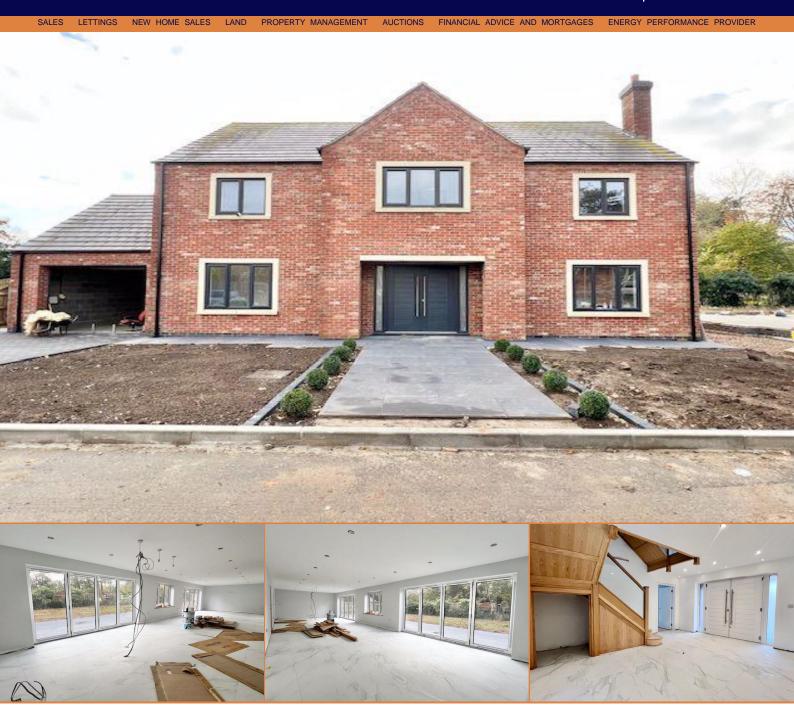
## **CROFTS ESTATE AGENTS** PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



1 Amber Gardens Humberston DN36 4SJ

Offers in the Region Of £630,000

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. If that is not the preferred option then the property can be completed for the full asking price. 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.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

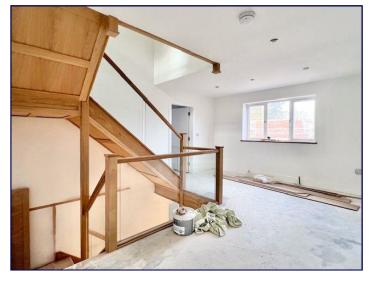
Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









#### **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/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** 

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#### 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**

#### 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

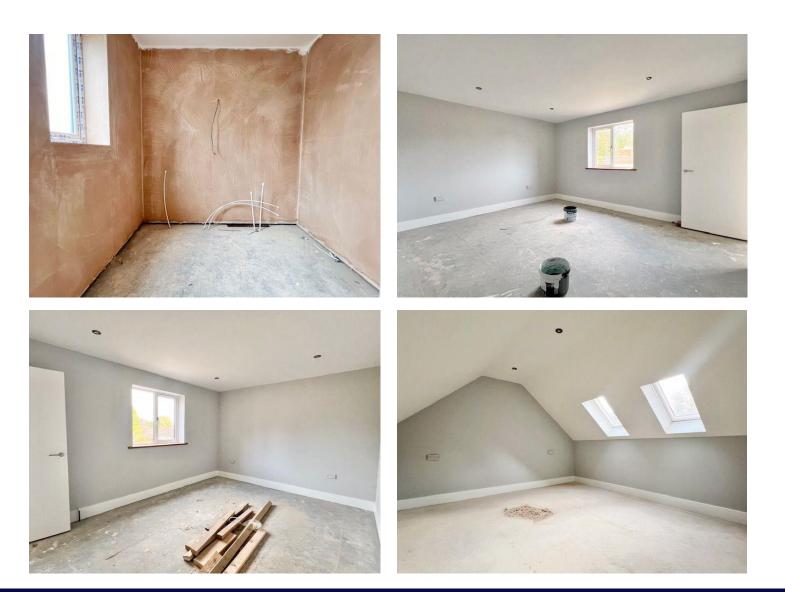
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

#### **Council Tax Information**

Band : To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti







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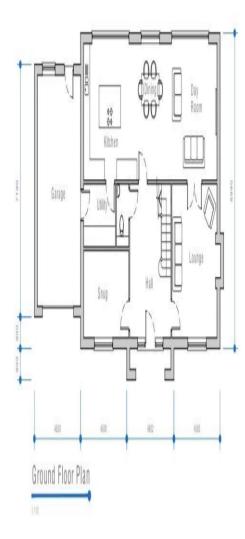


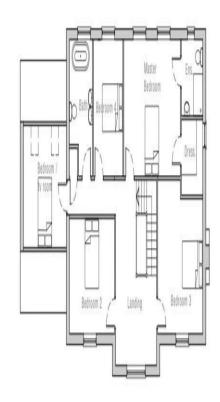


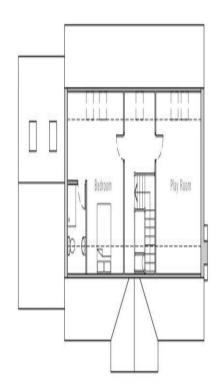


### OPEN 7 DAYS A WEEK

Monday to Thursday Friday Saturday Sunday 9am to 5.30pm (Tuesday opening 9.30am) 9am to 6.00pm 9am to 3.00pm 11am to 2.00pm (Louth & Immingham closed)











DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 fenure, 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwises stated, with meeting 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.