



# CROFTS ESTATE AGENTS

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



## Eagle Drive

Humberston  
DN36 4ZL

Monthly Rental Of £850.  
Deposit of £980!

Crofts are delighted to bring to the market this beautifully presented, brand new, two storey property on the Millenium Farm development situated off Humberstone Avenue. The property comprises of a kitchen, living room and WC to the ground floor with French doors leading out on to a suitably sized garden, which has been recently turfed. To the first floor you will find two bedrooms and a family bathroom with an over head shower. The second floor has a stunning, large bedroom with two bright velux windows. The property also comes with a parking space, gas central heating with touchscreen thermostat and uPVC windows throughout. The property is in an ideal location to popular nearby schools and road links. Viewing is highly advised.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### Hallway

The hallway provides access to the front kitchen/breakfast room and the stairs to the upper floor.

### Kitchen/Breakfast Room

18' 0" x 12' 6" (5.49m x 3.81m)

The kitchen/breakfast room is situated at the front aspect and benefits from a front facing window. The space is well equipped with integrated oven and hob, spaces for both a washing machine and a full height fridge/freezer. There is a breakfast bar separating the space to the living room.

### Living Room

12' 6" x 9' 5" (3.81m x 2.86m)

The living room is accessed through the kitchen/breakfast room and benefits from French doors leading to the rear garden.

### WC

3' 8" x 2' 2" (1.13m x 0.66m)

The downstairs WC is located off the living room and is equipped with a modern WC and vanity sink

### First Floor Landing

The first floor landing has access to the family bathroom, and bedrooms 2 and 3

### Bedroom 2

12' 5" x 9' 5" (3.78m x 2.86m)

Bedroom 2 is located at the rear of the property and benefits with a double glazed window to the side of the property

### Bedroom 3

12' 5" x 10' 0" (3.78m x 3.04m)

Bedroom 3 is located at the front of the property and benefits from 2 front facing double glazed windows

### Bathroom

6' 0" x 5' 7" (1.83m x 1.70m)

The bathroom is spacious and fitted with a modern three piece bathroom suite with vanity sink, WC and bath.

### Second Floor Landing

The second floor landing has access to the master bedroom and a storage cupboard

### Bedroom 1

19' 10" x 9' 1" (6.04m x 2.76m)

The spacious master bedroom is located on the second floor and benefits from two Velux roof lights.

**Tenure**

Believed to be , 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 B: 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.

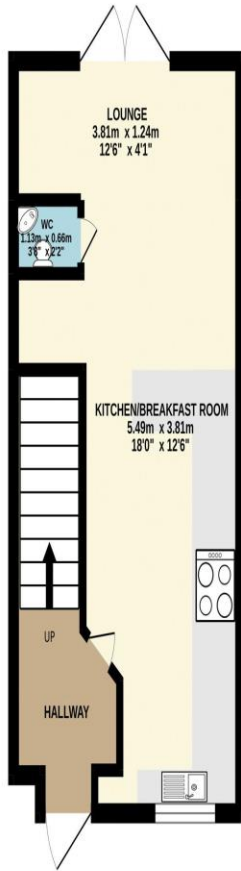
**Mortgage and Financial Advice**

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

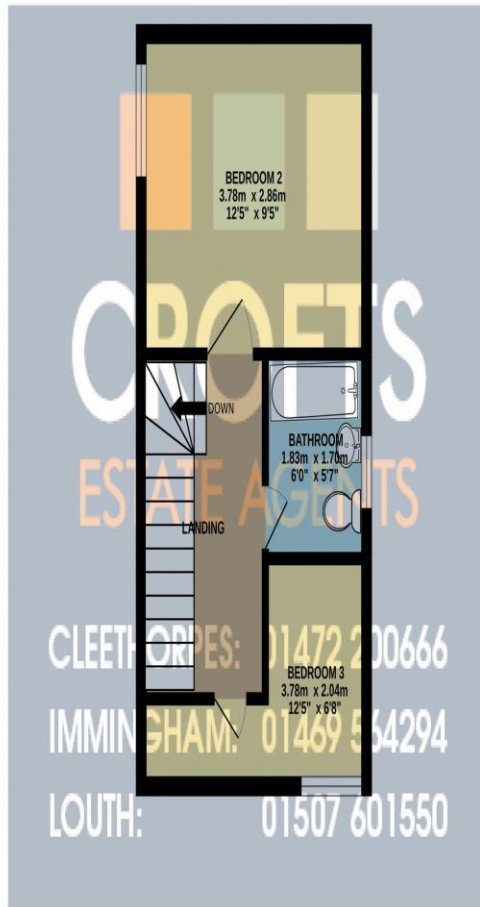
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



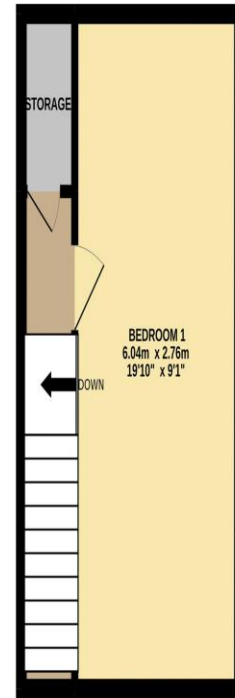
GROUND FLOOR  
25.5 sq.m. (274 sq.ft.) approx.



1ST FLOOR  
25.5 sq.m. (274 sq.ft.) approx.



2ND FLOOR  
22.1 sq.m. (238 sq.ft.) approx.



TOTAL FLOOR AREA: 73.1 sq.m. (786 sq.ft.) approx.

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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