



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 £895,
Deposit of £1,032

Crofts are delighted to bring to the market this beautifully presented, recently built, 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 low maintenance garden.

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

LOUTH: 3 Market Place, Louth, LN11 9NR

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Hallway

The hallway from the front door provides access to the front kitchen/breakfast room and the stairs to the upper floors.

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 modern space is well equipped with an range of kitchen units, integrated oven and hob, spaces for both a washing machine and a full height fridge/freezer, and a large breakfast bar separating the space to the living room.

Living Room

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

The bright and spacious living room is accessed through the kitchen/breakfast room, had access to the downstairs WC, and benefits from uPVC French doors leading to the the enclosed low maintenance 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 the 2nd and third bedrooms. There are also stairs leading up to the second floor and the master bedroom

Bedroom 2

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

The second bedroom is located at the rear of the property and benefits from a PVCu double glazed window to the rear of the property.

Bedroom 3

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

The third bedroom is located at the front of the property and benefits from two front facing PVCu 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

Master bedroom

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

The bright and spacious master bedroom is located on the second floor and benefits from two Velux roof lights. There is a storage area above the stairs and access to the loft.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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.

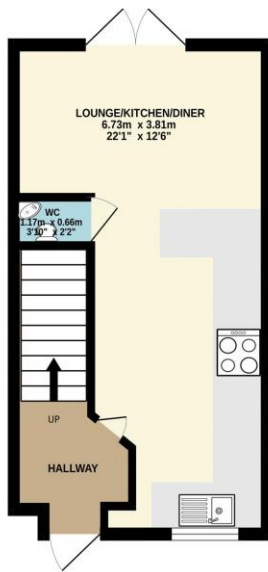
Mortgage and Financial Advice

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

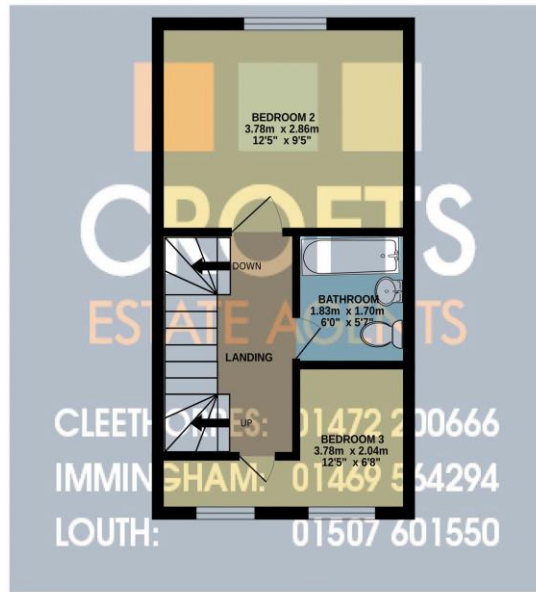
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



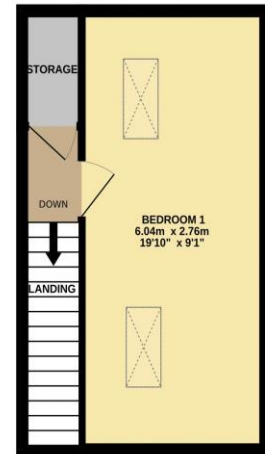
GROUND FLOOR
25.5 sq.m. (274 sq.ft.) approx.



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

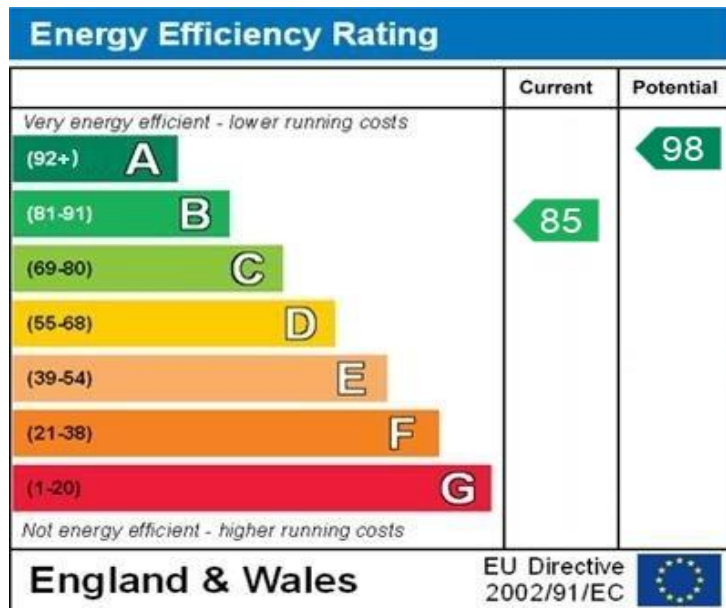


2ND FLOOR
22.1 sq.m. (238 sq.ft.) approx.



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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