



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
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IMMINGHAM
01469 564294

LOUTH
01507 601550

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



**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 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

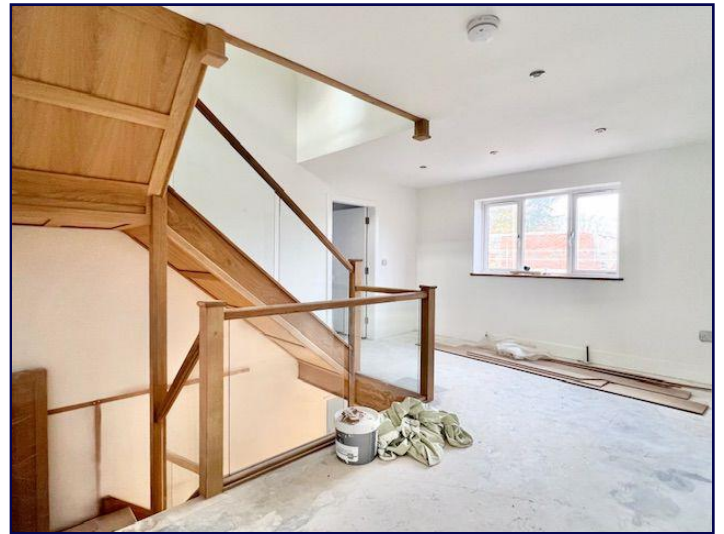
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

Bedroom One

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

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

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 website www.voa.gov.uk/cti

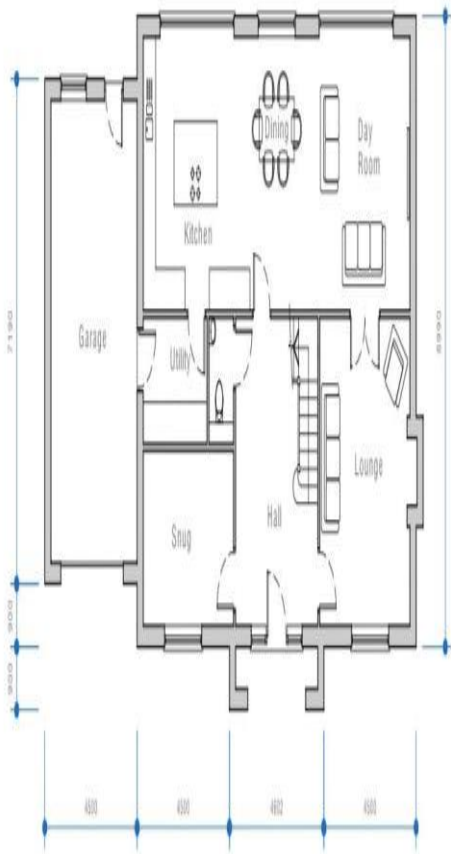






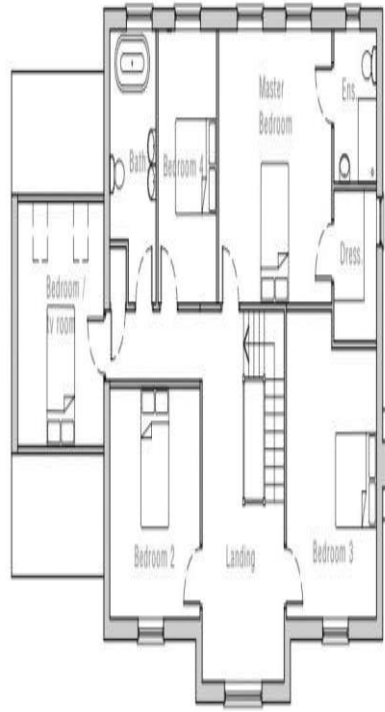
OPEN 7 DAYS A WEEK

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



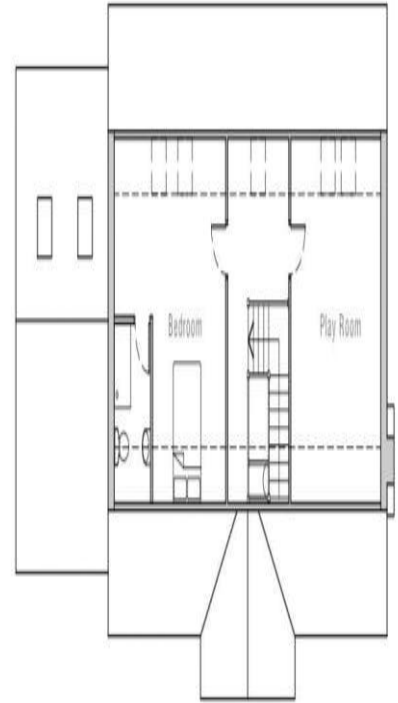
Ground Floor Plan

1:100



First Floor Plan

1:100



Attic Plan

1:100