



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Front Elevation

1:100



Rear Elevation

1:100



Side Elevation

1:100



Side Elevation

1:100

Bradbury Gardens

Humberston
DN36 4SP

£550,000

Crofts are delighted to bring to the market this fabulous NEW BUILD executive house in a private and exclusive development of only 8 houses off the very popular Humberston Avenue. 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 £35,000 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.

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 :

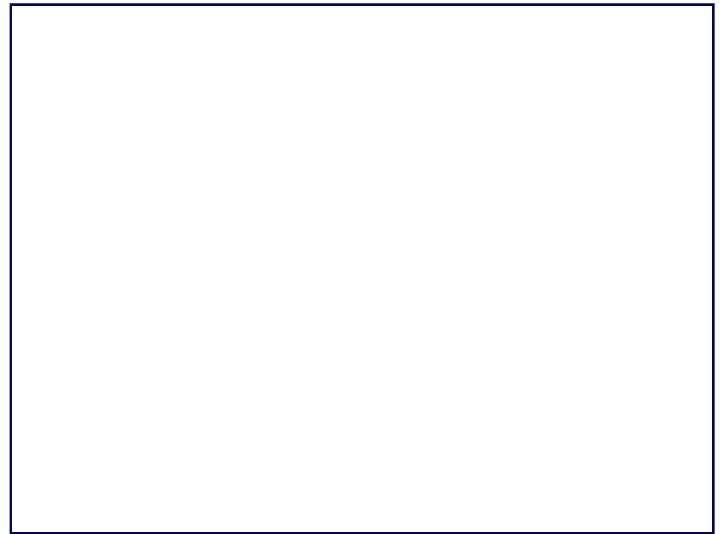
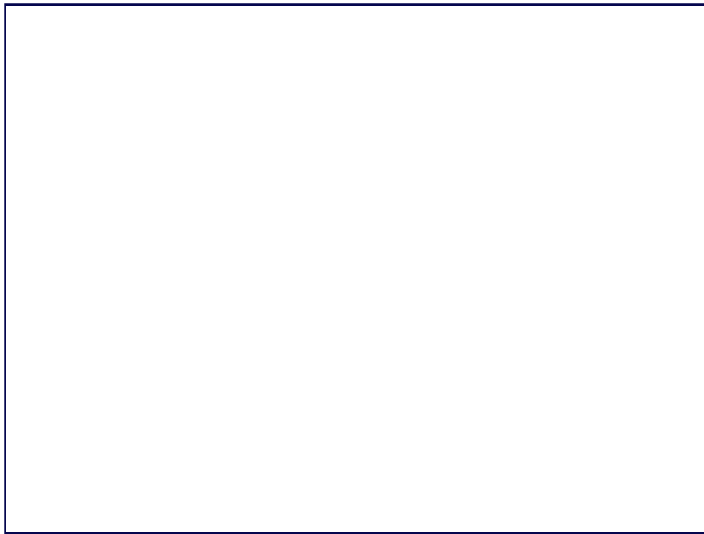
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



- Hall**
7' 3" x 13' 5" (2.2m x 4.1m)
- Kitchen Diner**
21' 4" x 12' 2" (6.5m x 3.7m)
- Utility room**
68' 11" x 7' 3" (21m x 2.2m)
- 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)
- 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

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.

Council Tax Information

Band 2: 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.

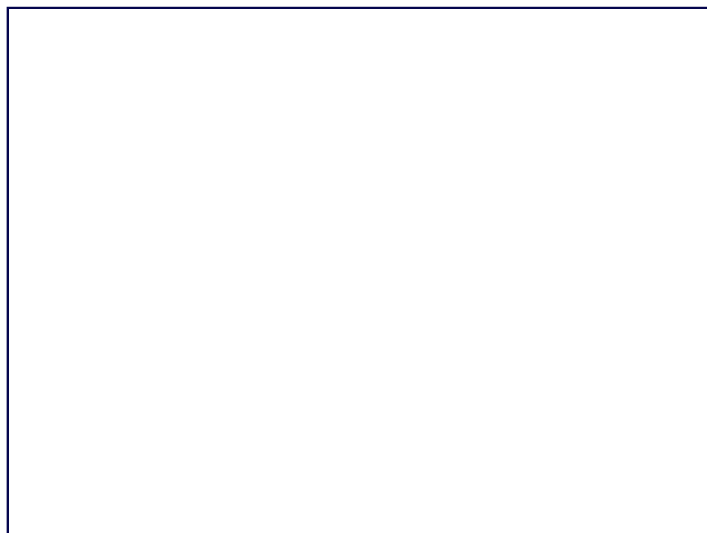
Property Management

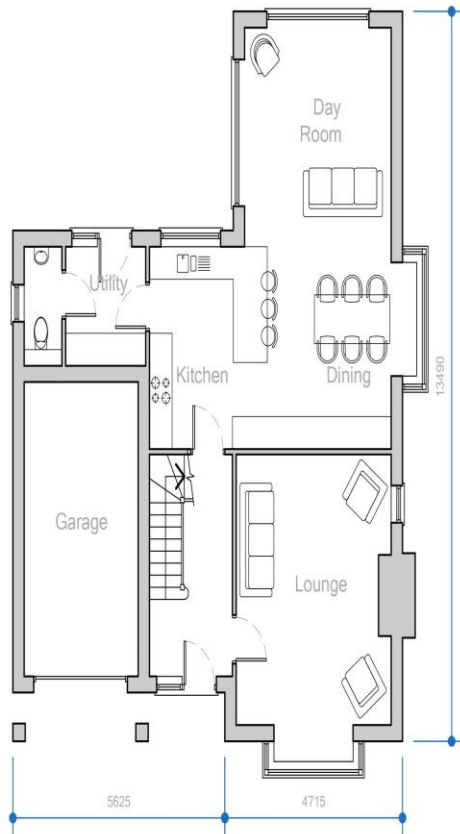
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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

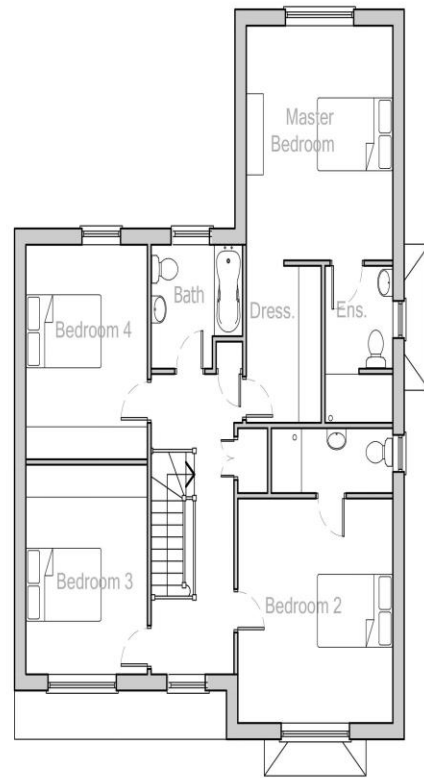
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





Ground Floor Plan

1:100



First Floor Plan

1:100