



# CROFTS ESTATE AGENTS

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



Links Drive

Humberston  
DN36 4ZG

Guide Price £175,000

Crofts Estate Agents are delighted to present to the market this modern three-bedroom detached family home, situated on the highly regarded Millennium Farm development, just off Humberston Avenue. Built in 2020, the property still benefits from the remainder of the NHBC warranty and is offered for sale with no forward chain on the vendor's side, making it an ideal option for buyers seeking a straightforward purchase. Beautifully presented throughout, the home benefits from gas central heating and uPVC double glazing. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a spacious lounge, a stylish open-plan kitchen diner perfect for modern family living, and a separate utility room. To the first floor, the landing leads to three well-proportioned bedrooms, including a main bedroom with an ensuite shower room, as well as a contemporary family bathroom. Tucked away within a quiet cul-de-sac, the property enjoys an open-plan frontage with a driveway and detached garage, along with a generous rear garden offering excellent outdoor space for families or entertaining. This is a fantastic opportunity to acquire a modern, move-in-ready home in a desirable and well-connected location.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### Entrance Hallway

Composite entrance door to the front elevation and a double glazed window to the side. Laminate flooring. Central heating radiator. Staircase to the first floor with cupboard beneath.

#### Cloakroom

5' 4" x 3' 0" (1.623m x 0.920m)

Fitted with a corner wash hand basin and low level w.c. Tiled splashback. Central heating radiator.

#### Lounge

12' 2" x 12' 11" (3.712m x 3.930m) max

uPVC double glazed window to the front aspect. Central heating radiator. Laminate flooring.

#### Kitchen/Diner

9' 4" x 18' 1" (2.840m x 5.513m)

Offering uPVC double glazed window and French doors to the rear elevation. Central heating radiator. Fitted with a range of modern units with complementary work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Integrated dishwasher.

#### Utility

5' 4" x 5' 8" (1.635m x 1.715m)

Fitted with an Ideal gas boiler and having double glazed entry door to the side elevation. Plumbing for a washing machine and dryer.

#### First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling. Storage cupboard.

#### Bedroom One

10' 8" x 13' 0" (3.245m x 3.952m)

uPVC double glazed window to the front elevation. Central heating radiator.

#### Ensuite to Bedroom One

5' 11" x 5' 11" (1.814m x 1.791m)

Fitted with a pedestal wash hand basin, close coupled w.c and a shower cubicle. uPVC double glazed window to the front elevation. Central heating radiator.

#### Bedroom Two

9' 7" x 9' 4" (2.909m x 2.839m)

uPVC double glazed window to the rear elevation. Central heating radiator.

#### Bedroom Three

9' 6" x 8' 7" (2.907m x 2.609m)

uPVC double glazed window to the rear elevation. Central heating radiator.



### Family Bathroom

6' 10" x 5' 7" (2.080m x 1.711m)

uPVC double glazed window to the side elevation. Fitted extractor fan. Equipped with a pedestal wash hand basin, close coupled w.c and a panelled bath. Splashback tiling. Central heating radiator.

### Outside

Open plan frontage with driveway and detached garage. Rear garden has a gravelled patio area and a lawn.

### 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 D: 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.

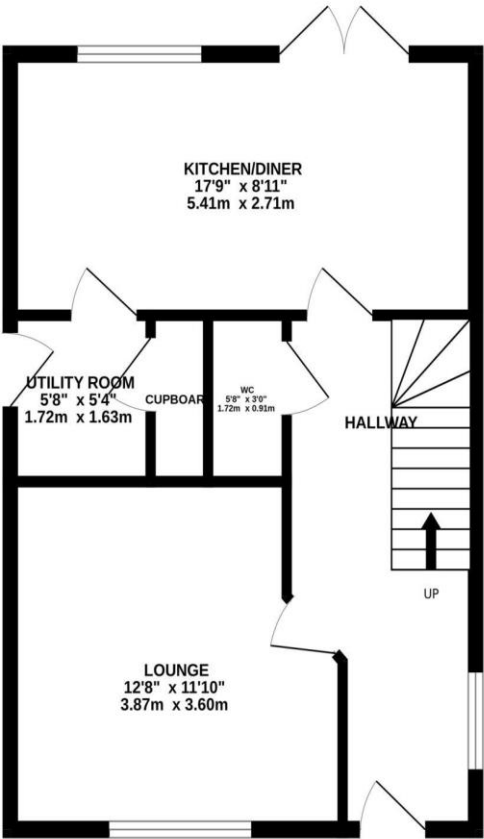
### Mortgage and Financial Advice

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

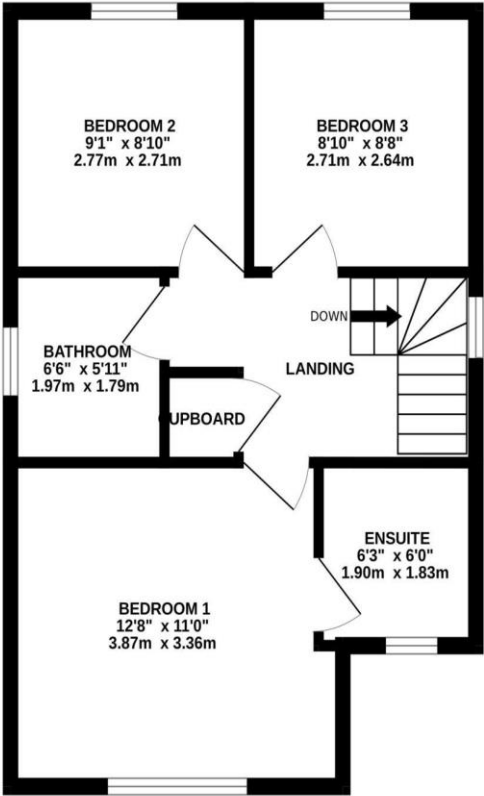
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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