



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.

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 :

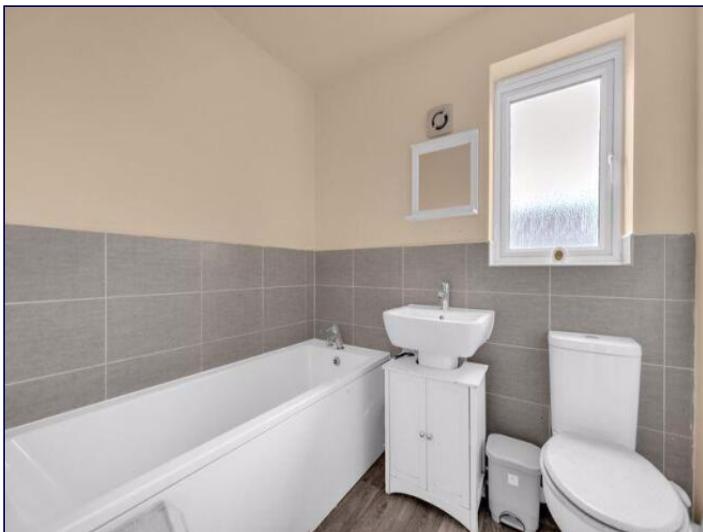
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance 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.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



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

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

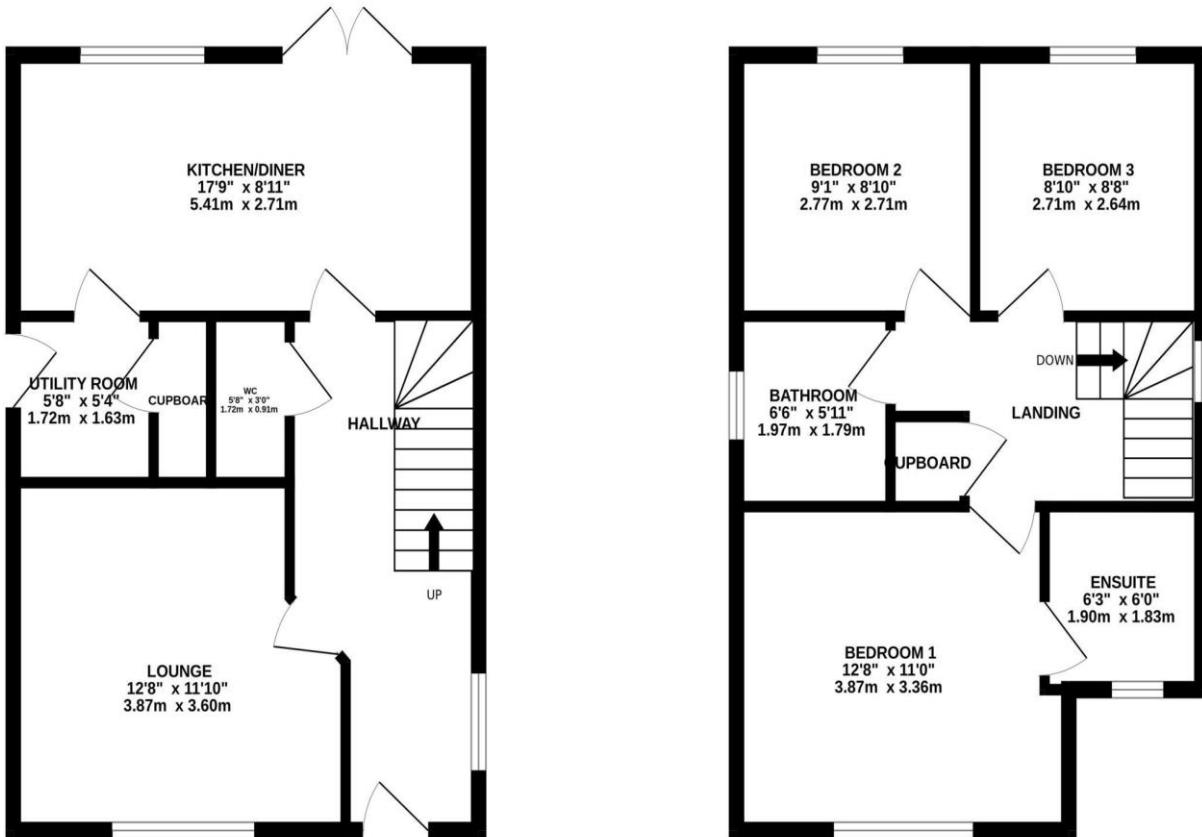
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
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.

Made with Metropix ©2025

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		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.