



## 13 Fairway Court Cleethorpes, North East Lincolnshire DN35 0NN

A delightful and impressive DETACHED BUNGALOW with versatile accommodation briefly comprising welcoming reception hall, Utility Room. Generous lounge with feature fireplace and triple aspect views. Modern fitted kitchen, family room, conservatory. Master bedroom with ensuite, dressing area and walk in wardrobe. 2nd Bedroom has built in wardrobes. Family bathroom. Good size plot with extensive block paved drive, enclosed rear garden with summer house, shed, greenhouse and paved patio areas with lawned section. Immediate Availability

**£1,275 Per Calendar Month**

- IMPRESSIVE, WELL PROPORTIONED DETACHED BUNGALOW
- GENEROUS PLOT WITH PRIVATE DRIVE AND ENCLOSED GARDENS
- SUMMERHOUSE, SHED & GREENHOUSE
- WELCOMING RECEPTION HALL WITH UTILITY ROOM OFF
- SUPERB LOUNGE WITH TRIPLE ASPECT VIEWS AND FEATURE FIREPLACE
- MODERN FITTED KITCHEN WITH GREY UNITS, COOKING RANGE & DISHWASHER
- FAMILY ROOM WITH FRENCH DOORS TO THE CONSERVATORY
- MASTER BEDROOM WITH DRESSING AREA, ENSUITE & WALK IN WARDROBE
- ADDITIONAL BEDROOM WITH BUILT IN WARDROBES & FAMILY BATHROOM
- IMMEDIATE AVAILABILITY



## ACCOMMODATION

### ENTRANCE HALL

13'9" x 10'8" minimum overall (4.20m x 3.27m minimum overall)



### UTILITY ROOM

6'9" x 6'2" (2.08m x 1.88m)

With built in wall & base storage cupboards, plumbing for automatic washing machine. Gas Central heating Boiler. Double glazed window to front



### LOUNGE

20'11" x 10'11" (widening to 15'11") (6.38m x 3.33m (widening to 4.86m))

With two double glazed picture windows to either side and a generous double glazed bow window to the front aspect. Feature marble style fireplace with modern electric fire inset. 2 x central heating radiators



### LOUNGE Additional Photograph



## KITCHEN

12'11" x 11'10" (widening to 16'8" in part) (3.95m x 3.62 (widening to 5.09m in part))

Providing an extensive range of modern units in a mid grey coloured finish with bright, contrasting white onyx style work surfacing and inset right hand drainer stainless steel sink with mixer tap. There is a Rangemaster cooking range with canopied extractor over. Space for a large/American style fridge/freezer. Integrated dish washer. Recess lights to the ceiling.



## KITCHEN Additional Photograph



## FAMILY ROOM

22'8" x 10'4" (widening to 12'4") (6.93m x 3.17m (widening to 3.78m))

With double glazed windows to the front & rear. 2 x central heating radiators. Double glazed french doors with twin matching side lights lead to:-



## CONSERVATORY

13'6" x 10'5" (4.13m x 3.18m)

With vaulted style ceiling, central heating radiator, ceramic tiled floor. Double glazed windows and French doors to garden



### BEDROOM 1

12'10" x 10'11" (3.93m x 3.33m)

Double glazed to rear, central heating radiator, directly off is the:-



### DRESSING AREA

5'10" x 5'3" (1.80m x 1.62m)

With range of built in storage, double glazed window to front and leads directly to:-

### WALK IN WARDROBE

8'0" x 6'7" (2.45m x 2.02m)

Fitted with a range of hanging rails, shelving and drawers. Central heating radiator. Recess lighting



### ENSUITE

6'7" max x 4'1" (2.03m max x 1.25m)

With shower enclosure, low flush WC and pedestal wash basin. Chrome towel radiator. Double glazed window.



### BEDROOM 2

11'10" x 11'0" max narrowing to 9'2" in part (3.63m x 3.37m max narrowing to 2.80m in part)

With built in mirror fronted wardrobes. Central heating radiator. Double glazed window to rear



## BATHROOM

8'4" x 7'10" (2.55m x 2.41m)

With modern white suite comprising P-shaped bath with shower system and curved screen. Low flush WC, Vanity hand basin in dedicated toiletry cupboard surround. Tall toiletry cupboard. Central heating radiator. Ceramic tiling to walls and floor. Double glazed window to rear.



## BATHROOM Additional Photograph



## OUTSIDE

The property stands on a good size plot with the fore garden having a block paved extensive drive, slated beds and side borders. Boundaries defined by timber fencing. Double wrought iron gates.

The rear garden is extensively paved providing patio areas, lawned area, raised rockery with water feature. Timber garden shed & summer house. Green house. Outside tap, power supply and lighting. Timber fencing, walling and trees provide a good degree of privacy.



## OUTSIDE Additional Photograph



## REAR VIEW



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - C

## RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £1,471.00 is required

## VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

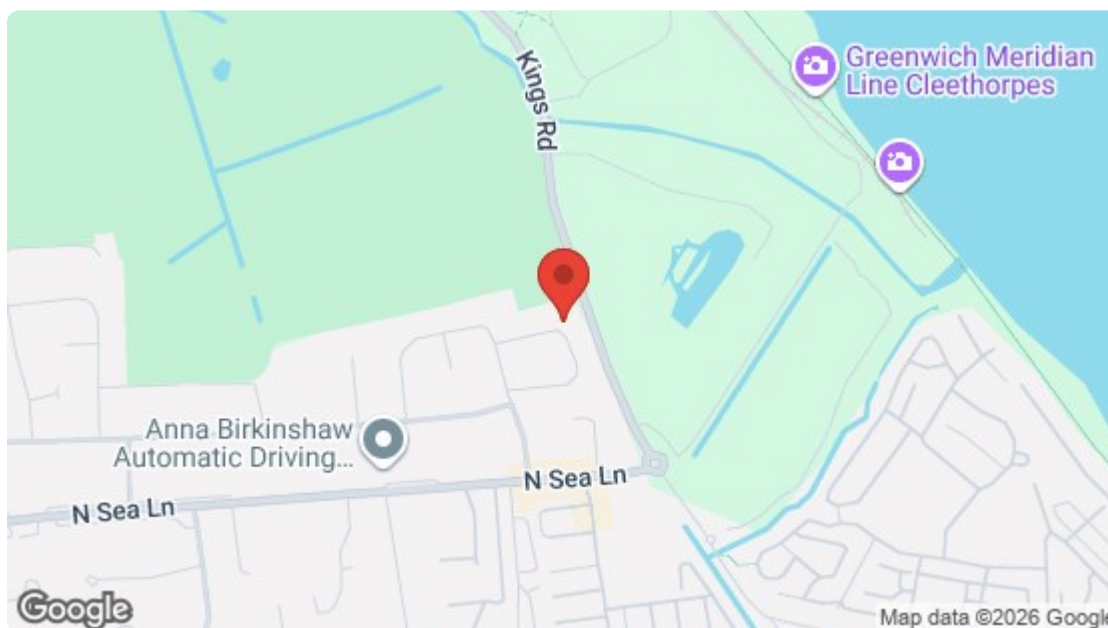
## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356

**GROUND FLOOR**  
1411 sq.ft. (131.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.