



## Sunnyside 1A Barkhouse Lane Cleethorpes, North East Lincolnshire DN35 8RA

Welcome to this stunning detached house located on Barkhouse Lane in Cleethorpes. This modern property boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it a perfect home for a single or professional couple looking for a seaside home.

One of the standout features of this property is its striking design, which sets it apart from the rest. The contemporary design and stylish interior make this home truly unique and appealing.

Situated within a short walking distance to the sea, this house offers a beautiful living space with parking space for 1/2 vehicles, you won't have to worry about finding a spot when you come back from work. The beach and shops are within walking distance too.

Don't miss out on the opportunity to make this exceptional property in a prime location your home. Contact us today to arrange a viewing and experience the beauty and tranquility this home has to offer.

- SUPERBLY PRESENTED CONTEMPORARY DESIGN DETACHED PROPERTY
- STYLISH INTERIOR WITH OFF STREET PARKING AND PAVED PATIO GARDEN
- ENTRANCE HALL WITH GROUND FLOOR WC
- OPEN PLAN LIVING DINING KITCHEN WITH BUILT IN APPLIANCES
- TWO GENEROUS BEDROOMS WITH BUILT IN WARDROBES
- STUNNING & GENEROUS SIZED SHOWER ROOM TO THE FIRST FLOOR
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- SECURITY ALARM SYSTEM
- IMMEDIATE AVAILABILITY
- VIEWING HIGHLY RECOMMENDED

**£895 Per Calendar Month**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

Situated at the front of the property and accessed via a block paved pathway with retainer walling is the double glazed entrance door.

## ENTRANCE HALL

Providing a welcoming, bright entrance to this lovely property. Having stair case directly off with cupboard under housing the central heating boiler and provided power & lighting. The staircase has a open spalled balustrade with polished wood handrail. There is a double glazed window with plantation shutter to the side of the property providing lots of natural light. Light Oak style laminate flooring. White Mexicano style modern doors with chrome door furniture lead to all rooms. Central heating radiator. 4 x recess lights to ceiling.



## CLOAKROOM/WC

With white low flush WC and hand basin set within a dedicated vanity unit. Chrome towel radiator. Victorian tile effect vinyl flooring. Extractor unit. 2 x recess lights to ceiling.

## LIVING DINING KITCHEN

### LIVING/DINING AREA

18'6" x 13'4" max. overall dimensions (5.64m x 4.08m max. overall dimensions)  
With 2 x double glazed windows with plantation shutters to the front/side elevation. Continuation of the stylish light oak effect laminate flooring. Double glazed French doors with inset Venetian blinds giving access and views to the rear patio garden. Wall mounted TV in recess with attractive modern pebble design electric wall mounted fire beneath. 9 x recess lights to ceiling.



### LIVING/DINING AREA - ADDITIONAL PHOTOGRAPH



## KITCHEN AREA

12'4" max x 7'11" (3.78m max x 2.43m)

Fitted with an eye catching range of wall, base & drawer units in a Clerkenwell Super Matt Marine Blue finish. Contrasting white onyx style work surfacing and upstand splashback with inset right hand drainer resin sink unit with chrome mixer tap. Breakfast bar divide provide additional eating area with pendant drop lighting over. Built in appliances include the electric oven, ceramic hob, extractor hood, dish washer, washer/dryer, fridge/freezer. Double glazed window with remote controlled blind to rear.



## FIRST FLOOR LANDING

The staircase has fitted grey carpet which extends onto the landing area. Additional double glazed window with plantation shutter to side aspect. 3 x recess lights to the ceiling. Again having white Mexicano style doors with chrome handles.

## BEDROOM 1

13'5" x 10'0" (narrowing to 7'5" in part) (4.11m x 3.06m (narrowing to 2.27m in part) )

Offering a range of built in floor to ceiling, wall to wall wardrobes. Matching wall mounted twin bedside units. Central heating radiator. 5 x recess lights to ceiling. Double glazed window with plantation shutter to side aspect.

## BEDROOM 2

10'10" max x 6'10" (3.32m max x 2.10m)

Again boasting built in wardrobe/storage. Central heating radiator. 3 x recess lights to the ceiling. Double glazed window with plantation shutter to front aspect.

## SHOWER ROOM

A modern, beautifully presented shower room with generous walk in shower enclosure which has a double head rainforest style shower system. Wall mounted hand basin set within a vanity unit. Chrome towel radiator. 3 x recess lights to the ceiling. Extractor unit. Victorian tile effect vinyl flooring. Electric shaver point. 2 x double glazed skylights.



## OUTSIDE

There is a block paved driveway providing off street parking. The rear patio garden is enclosed by timber fencing and again been block paved for ease & maintenance. There is additional pebbled area (accessed via secure gate) providing additional external storage space situation to the rear & opposite side) The garden give a lovely piece of outdoor space and enjoys a sunny aspect.



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - Provisional C

EPC - C

## **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

## **RENTAL APPLICATION TERMS**

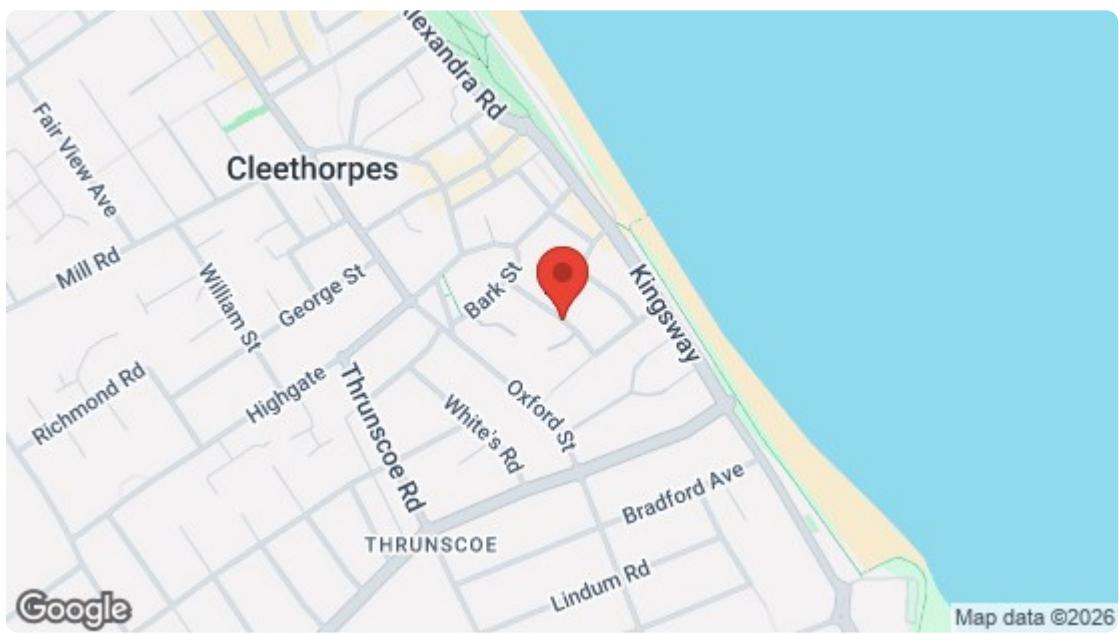
The general rule of thumb is your annual income should be 30 times the monthly rent.

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 £980.00 is required.

## **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



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 firms 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.