

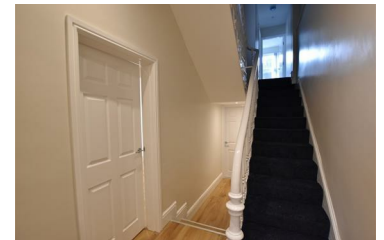


## 56 Kingsway Cleethorpes, North East Lincolnshire DN35 0AD

We are pleased to offer, for Rent, this well appointed and furnished 3-storey period property which has incredible views and overlooks the promenade. The stylish accommodation offers: Entrance lobby, welcoming hall, Living room with bay to front/promenade/river views. Dining room with French doors to the rear yard. Fitted kitchen with built in appliances. Utility Room and Separate WC. First floor landing serves the master bedroom with ensuite and two further bedrooms plus family bathroom. The 2nd floor landing leads to the additional generous bedroom which has an En-suite Bathroom and a useful storeroom. Gas central heating system & double glazing. A truly impressive home well worthy of viewing. Immediate Availability

**£1,500 Per Month**

- PHOTOGRAPHS ARE FOR ILLUSTRATION AS THE PROPERTY WILL BE LET AS FURNISHED.
- SUPERBLY APPOINTED BAY FRONTED 3-STOREY HOUSE OVERLOOKING CLEETHORPES PROMENADE
- STYLISHLY PRESENTED ACCOMMODATION WITH CARPETING/FLOORING THROUGHOUT
- ENTRANCE LOBBY AND WELCOMING HALL
- LIVING ROOM AND DINING ROOM
- MODERN FITTED KITCHEN WITH APPLIANCES
- UTILITY ROOM & GROUND FLOOR WC
- 3 GENEROUS BEDROOMS, ENSUITE TO MASTER BEDROOM & FAMILY BATHROOM ON THE FIRST FLOOR
- DELIGHTFUL DOUBLE BEDROOM WITH ENSUITE BATHROOM & USEFUL STOREROOM TO 2ND FLOOR
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING. VIEWING ESSENTIAL



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE LOBBY

### ENTRANCE HALL



### LIVING ROOM

14'4" x 11'7" excluding walk in bay window (4.37m x 3.54m excluding walk in bay window)

being L-shaped in proportions with prominent double glazed walk in bay window giving views to the promenade/river. Chimney breast with recess. Central heating radiator. Double opening retractable pocket doors giving privacy and natural divide between the living room and the dining room. Central heating radiator.



### DINING ROOM

12'11" x 9'8" plus 8'4" x 5'4" (3.94m x 2.95m plus 2.55m x 1.64m)

Featuring wood effect laminate flooring. Double glazed French doors to rear. Recess lighting to ceiling. Central heating radiator. Doorway to kitchen.



### KITCHEN

14'10" x 8'11" (4.53m x 2.72m)

Fitted with a range of modern pale grey, high gloss base units with coordinating work surfacing and inset one and a half bowl sink unit with dual mixer/spray tap. Built in Zanussi oven, ceramic hob, chrome & glass extractor. Integrated refrigerator and freezer. Integrated dish washer. Stylish "driftwood" style soft grey flooring. Panel radiator. Recess lighting to ceiling. Double glazed window to rear.



### UTILITY

5'9" x 5'8" (1.77m x 1.73m)

Providing a useful laundry area with plumbing for automatic washing machine. Work surfacing with plumbing for automatic washing machine beneath. Directly off is the:-



### CLOAKROOM/WC

5'9" x 3'0" (1.77m x 0.93m)

With white vanity and basin & wc in dedicated toiletry surround. Double glazed window.

### FIRST FLOOR LANDING

With continuance of the spelled balustrade. Built in storage cupboard.

### MASTER BEDROOM

15'8" x 13'5" excluding walk in bay window (4.79m x 4.09m excluding walk in bay window)

with double glazed walk in bay window to front and additional arch featured window - also to front elevation. Recess lighting to ceiling. 2 x central heating radiators. Directly off is the:-



### EN-SUITE

8'3" x 3'11" (2.53m x 1.21m)

With white suite comprising low flush WC and vanity hand basin in dedicated surround. Step-in shower enclosure with Rain Forest style shower system. Chrome towel radiator. Recess lighting to ceiling.



### BEDROOM 2

10'7" x 9'9" (3.25m x 2.98m)

Having double glazed window to the rear, central heating radiator, recess lighting to ceiling



### BEDROOM 3

8'11" x 6'7" (2.74m x 2.01m)

With double glazed window to the rear, central heating radiator.



### BATHROOM

7'8" x 5'7" (2.36m x 1.72m)

With generous encased bath having a Rain Forest style shower system over. Vanity hand basin & low flush wc in dedicated surround. Chrome towel radiator. Double glazed window to rear.



### 2ND FLOOR LANDING

#### STORAGE ROOM

8'10" x 6'9" (2.71m x 2.06m)

a useful storage area (with limited headroom due to sloping ceiling) and dimensions are floor area.

### BEDROOM 4

13'0" extending to 19'11" x 12'4" narrowing to 6'0" (3.97m extending to 6.08m x 3.78m narrowing to 1.84)

with panoramic double glazed window giving extensive views across the promenade and river. central heating radiator. Recess lighting to ceiling



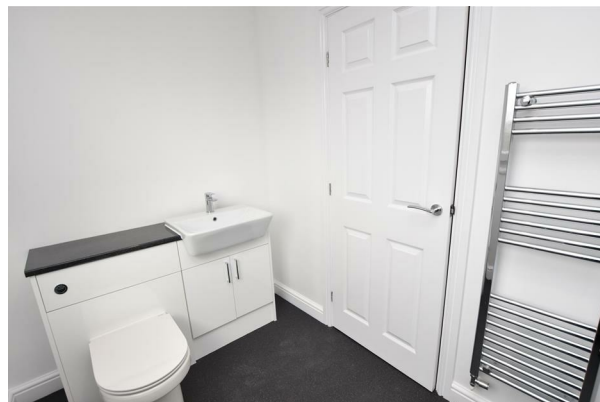
### EN-SUITE BATHROOM

9'10" x 5'8" (3.0m x 1.73m)

Again featuring a modern white suite comprising panelled bath with Rain Forest style shower system over. Low flush WC & vanity hand basin in dedicated toiletry surround. Chrome towel radiator. Recess lighting to ceiling. Double glazed window to rear.



## EN-SUITE - Additional photograph



## OUTSIDE

The property has walled fore and rear outside space. Rear pedestrian gated access.



## VIEWS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - E

## 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 £1,730.00 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.