

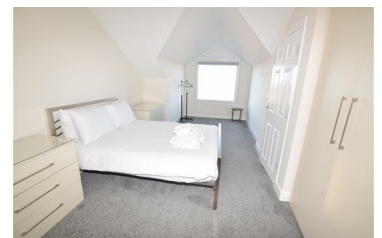


57 Kingsway Cleethorpes, North East Lincolnshire DN35 0AD

We are pleased to offer, for Rent, (either partly furnished or unfurnished) is this well appointed 3-storey period property which has incredible views and overlooks the promenade/river. The refurbished and stylish accommodation offers: Entrance lobby, welcoming hall, Living room (or alternate bedroom) with bay to front/promenade/river views. Dining room with built in under stair storage cupboard. Fitted kitchen with built in appliances. Utility Room and Separate WC. First floor landing serves the Living Room (or alternate bedroom) with fabulous views over the promenade/river and two further bedrooms plus family bathroom. The 2nd floor landing with built in storage cupboard and leads to another generous bedroom which has an En-suite Bathroom. Gas central heating system & double glazing. A truly impressive home well worthy of viewing. Immediate Availability

£1,250 Per Calendar Month

- SUPERBLY APPOINTED BAY FRONTED 3-STOREY HOUSE OVERLOOKING CLEETHORPES PROMENADE
- STYLISHLY PRESENTED REFURBISHED ACCOMMODATION WITH NEW CARPETING/FLOORING THROUGHOUT
- IMMEDIATE AVAILABILITY
- ENTRANCE LOBBY AND WELCOMING HALL
- LIVING ROOM (OR ALTERNATE BEDROOM) AND SEPERATE DINING ROOM
- NEWLY FITTED MODERN FITTED KITCHEN WITH APPLIANCES
- UTILITY ROOM & GROUND FLOOR WC
- MASTER BEDROOM (OR ALTERNATIVE LIVING ROOM) PLUS 2 BEDROOMS & FAMILY BATHROOM ON THE FIRST FLOOR
- DELIGHTFUL DOUBLE BEDROOM WITH ENSUITE BATHROOM TO 2ND FLOOR
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING. VIEWING ESSENTIAL



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

A double glazed entrance door gives access to:-

ENTRANCE LOBBY

With additional half glazed door to:-

ENTRANCE HALL

Having staircase off, light oak style laminate flooring, recess lighting, central heating radiator.

GROUND FLOOR BEDROOM

11'5" x 12'7" widening to 14'5" into bay (3.48m x 3.84m widening to 4.39m into bay)

With prominent double glazed walk in bay window giving views to the promenade/river. Built In wardrobes. 2 x central heating radiator, recess lighting to the ceiling



GROUND FLOOR BEDROOM (Additional Photograph)



DINING ROOM

14'9" x 12'2" (4.50m x 3.71m)

With double glazed window to rear. Built in, good size walk in cupboard under the stairs. Light oak effect laminate flooring. 2 x central heating radiators. Recess lighting to the ceiling.



KITCHEN

15'1" x 8'2" (4.61m x 2.51m)

Fitted with a modern, stylish range of units in a "Cashmere" coloured finish with onyx style work surfacing and inset one & a half bowl fireclay sink with chrome Pull Down Spray Kitchen Mixer Tap. Built in appliances include the fridge & freezer, dishwasher, oven, hob & Chrome/glass extractor hood. Continuation of the Light Oak style laminate flooring. Double glazed door



KITCHEN



UTILITY ROOM

8'2" x 5'3" (2.49m x 1.62m)

With wall mounted Ideal gas central heating boiler. Plumbing for automatic washing machine. Extractor unit. Central heating radiator. Continuation of the light oak laminate flooring. Double glazed window to rear. Directly off is the:-

CLOAKROOM/WC

8'1" x 2'10" (2.47m x 0.87m)

White vanity hand basin & a low flush toilet set within their own dedicated surrounds. Continuance of the light oak style laminate flooring. Central heating radiator. Recess lights to ceiling.



FIRST FLOOR GALLERIED LANDING

With white spelled balustrade, double glazed window to side aspect. Additional staircase with secondary spelled balustrade. Recess lighting to the ceiling.



LIVING ROOM (or alternative bedroom)

14'5" x 12'6" (widening to 14'9" in bay) (4.40m x 3.83m (widening to 4.50m in bay))

With walk in double glazed bay window and additional arch formed window - allowing lots of natural light into the room and boasts fabulous views over the promenade and river beyond. 2 x central heating radiator. Recess lighting to the ceiling. TV aerial connection



BEDROOM

10'5" x 8'3" (3.18m x 2.54m)

Double glazed window to the rear, recess lighting to the ceiling, Built in wardrobe. TV aerial connection, central heating radiator



BEDROOM

8'0" x 7'10" excluding doorway recess (2.45m x 2.39m excluding doorway recess)

Central heating radiator, recess lighting to ceiling, double glazed window to side.



BATHROOM

6'4" x 4'11" (1.95m x 1.50m)

Having white suite comprising panelled bath with rainforest shower system over. Vanity hand basin & low flush WC in dedicated toiletry surround. Stylish grey aqua boarding to splashback areas. Extractor unit. Chrome towel radiator. Double glazed window to rear



2ND STAIRCASE & LANDING

With built in storage cupboard.

BEDROOM

19'1" x 9'1" widening to 11'5" (5.83m x 2.79m widening to 3.49m)

Again boasting impressive views over the promenade and river. Double glazed picture window. Built in wardrobes. Recess lighting to ceiling. Central heating radiator. TV aerial connection.



VIEW FROM THE WINDOW



BEDROOM

BEDROOM (Additional Photograph)



ENSUITE BATHROOM

9'7" x 6'3" (2.92m x 1.91m)

Having white suite with panelled bath having rainforest shower system over. Vanity hand basin & low flush WC in dedicated toiletry surround. Chrome radiator, recess lighting, grey aqua boarding to splashbacks. Double glazed window to rear.



OUTSIDE

There is a walled fore garden and enclosed courtyard to the rear.



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 £1,440.00 is required

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

VIEWING ARRANGEMENTS

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

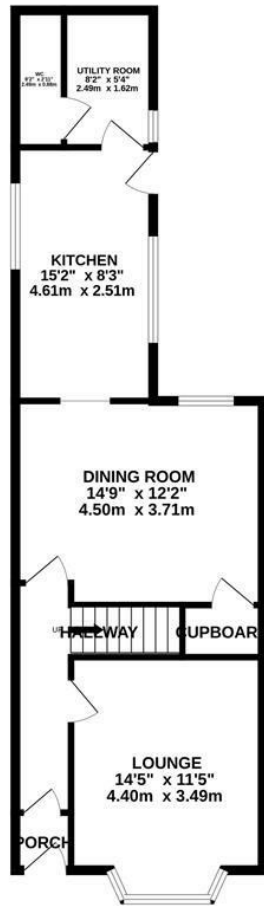
OPENING TIMES

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

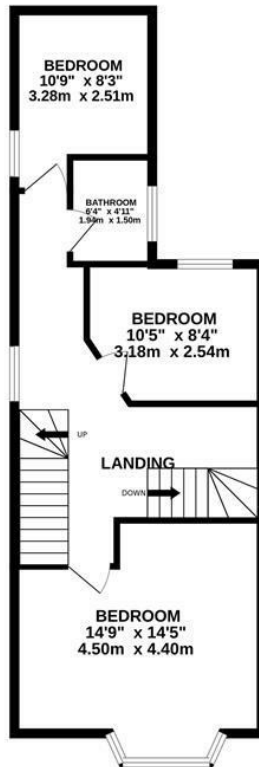
CLIENT MONEY PROTECTION

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

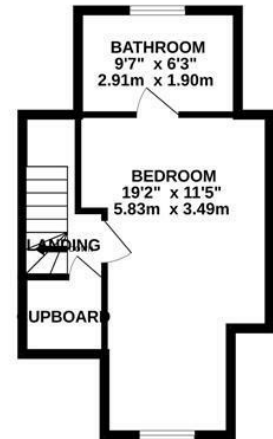
GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.

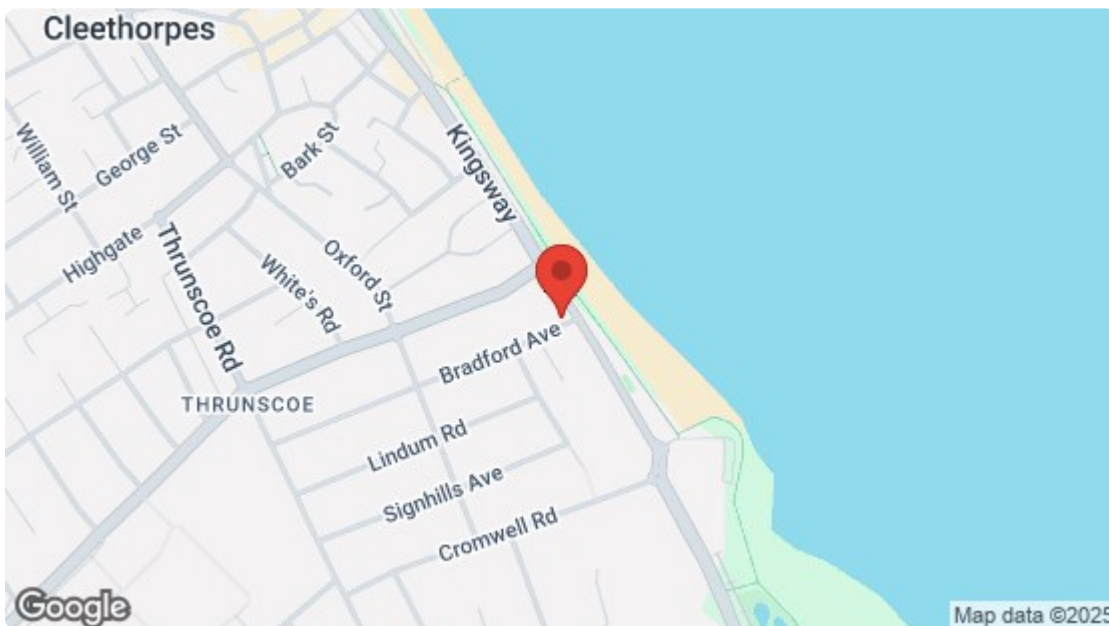


2ND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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 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.