



## 6 Laburnum Avenue Grimsby, North East Lincolnshire DN37 0JT

Located in a popular village close to local amenities, this attractive detached house offers generous and versatile accommodation. The property features a welcoming porch and entrance hall, living room with bay to front and separate dining/sitting room, along with a modern kitchen equipped with an oven, hob and extractor. A ground floor bedroom and a contemporary ground floor bathroom provide excellent convenience and flexibility.

Upstairs, there are two additional double bedrooms, each well-proportioned and full of natural light. Outside, the home enjoys a generous garden, a driveway providing off-road parking, and useful outbuildings including a shed and brick-built stores. Perfect for those seeking comfortable village living with ample space both inside and out. Immediate Availability

**£1,200 Per Calendar Month**

- DETACHED HOUSE WITH GENEROUS GARDENS AND DRIVE/PARKING
- ENTRANCE PORCH AND WELCOMING HALL
- LIVING ROOM WITH ORNATE FIREPLACE & BAY TO FRONT ASPECT
- SEPERATE DINING/SITTING ROOM, AGAIN WITH FEATURE FIREPLACE & LOG BURNER
- MODERN FITTED KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR
- GROUND FLOOR BEDROOM AND STYLISH FAMILY BATHROOM
- TWO DOUBLE BEDROOMS TO FIRST FLOOR
- GARDEN SHED AND BRICK OUTBUILDING/STORES
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- IMMEDIATE AVAILABILITY





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

Situated at the side of the property is an arch formed porch with half glazed wooden door and decorative leaded side light give access to:-

## ENTRANCE HALL

Featuring a striking natural polished wood floor, stair case with spelled balustrade leads to the first floor. Built in low/understairs cupboard. Victorian style central heating radiator. Corniche to ceiling. Natural wood panelled doors lead to all rooms as follows:



## LIVING ROOM

12'0" x 9'11" (widening to 11'10" into bay) (3.68m x 3.03m (widening to 3.62m into bay))

With walk in double glazed bay window to the front. A focal point of this room is the ornate Victorian style fireplace (decorative only) Natural wood polished flooring. Decorative dado rail. Victorian style central heating radiator. Corniche to ceiling.



## LIVING ROOM Additional photograph



## DINING/SITTING ROOM

14'0" x 11'9" max (4.27m x 3.59m max)

Boasting a natural wood fire surround with brick recess and log burner. Built in dresser style floor-ceiling cupboard/drawers and housing the gas central heating boiler. Natural polished wood floor, Victorian style central heating radiator, cornice and recess lights to ceiling. Virgin Media & BT connections. 2 x double glazed windows.



## KITCHEN

10'11" x 8'2" (3.35m x 2.49m)

Fitted with a range of modern Shaker style wall, base & drawer units in a pale Sage colour with contrasting wood effect roll edge work surfacing and splashback. Inset 1.5bowl stainless steel sink unit with mixer tap. Built in electric oven, ceramic hob and extractor hood. Space for fridge/freezer and plumbing for automatic washing machine. Victorian style central heating radiator. Double glazed window & door to rear.



## GROUND FLOOR BEDROOM (OR ALTERNATIVE LIVING ROOM)

10'1" x 9'8" (narrowing to 7'8") (3.08m x 2.97m (narrowing to 2.36m))

With double glazed window to the front, again featuring the natural polished wood flooring. Victorian style central heating radiator. Coving to the ceiling



## BATHROOM

8'6" x 6'4" (widening to 6'6") (2.60m x 1.95m (widening to 1.99m))

Stylish and modern with white suite comprising encased bath with chrome mixer tap, shower system and glass shower screen. Vanity hand basin in dedicated toiletry surround and low flush WC. Ceramic tiling to walls and floor. Chrome central heating towel radiator. Double glazed window to rear. Recess lights to ceiling.



## FIRST FLOOR LANDING

With built in cupboard and leading to both bedrooms.

## BEDROOM (rear)

15'8" x 11'9" (narrowing to 10'7" in part) (4.78m x 3.60m (narrowing to 3.24m in part))

With double glazed window to rear. Ornate decorative Victorian style fireplace. Victorian style central heating radiator. Recess lighting.



### **BEDROOM (front)**

15'8" x 12'4" max (4.78m x 3.78m max)

With double glazed window to the front aspect. Natural polished wood floor, Victorian style central heating radiator, built in cupboard, recess lights.



### **OUTSIDE**

The property has good size gardens to both front and rear. The property stands back from the road and has a gravelled drive providing off street parking.

The rear garden is of generous proportions and has an extensive lawned area with mature hedging and timber fencing defining boundaries.

There is a timber garden shed and a brick outbuilding providing 2 x additional storage areas.



### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

EPC - D

### **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 £1,384.00 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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			
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.