



## 21 Alvingham Avenue Cleethorpes, North East Lincolnshire DN35 0TG

Nestled in the desirable area, off Chichester Road is this superbly appointed THREE BEDROOM DETACHED HOUSE offering a perfect blend of comfort and style. Accommodation comprises: entrance hall that leads to a lovely living room with feature fireplace. The well-appointed dining kitchen is a highlight of the home, providing ample storage in a soft Sandstone colour high gloss finish incorporating a useful Laundry Cupboard and built in oven, induction hob, extractor & dishwasher. Additionally, there is also ground floor WC. A standout feature is the charming conservatory, which invites natural light and offers a delightful space to enjoy the garden views throughout the seasons. The stylish modern bathroom adds a touch of luxury. The property also benefits from private parking for two vehicles, a valuable asset in this sought-after area. Gas central heating system & double glazing. Enclosed rear garden with Summer House. Immediate Availability

**£1,100 Per Calendar Month**

- LOCATED IN THIS DESIRABLE AREA JUST OFF CHICHESTER ROAD
- THREE BEDROOMED DETACHED HOUSE WITH PRIVATE PARKING
- GOOD SIZE LIVING ROOM AND STYLISH DINING KITCHEN WITH BUILT IN APPLIANCES
- GROUND FLOOR WC/CLOAKROOM AND GENEROUS CONSERVATORY
- STYLISH MODERN BATHROOM TO FIRST FLOOR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- IMMEDIATE AVAILABILITY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

A pvc double glazed entrance door gives access to:-

### ENTRANCE HALL

With staircase to first floor. Natural wood effect laminate flooring. Central heating radiator. Coving to ceiling. Directly off is the:-

### LIVING ROOM

14'7" (widening to 16'10" into walk in bay) x 11'8 (4.47m (widening to 5.15m into walk in bay) x 3.57m)

Featuring a polished wood fire surround with inset coal effect electric fire. Under stair recess giving extra width to the room. Double glazed Georgian style walk in bay window to the front aspect. Central heating radiator. Coving to the ceiling.



### DINING KITCHEN

14'9" x 12'3" (narrowing to 7'1" in part) (4.52m x 3.74m (narrowing to 2.17m in part))

Providing an extensive range of modern wall, base & drawer units in a lovely soft, sandstone coloured finish with contrasting light oak effect work surfacing extending to splash back areas. Inset 1.5bowl resin sink unit with chrome mixer tap. Built in appliances include the electric induction hob, electric oven, chrome/glass extractor hood and integrated dishwasher. There is also a tall Laundry cupboard which provided space and plumbing for the washing machine and shelf space for a condensing tumble dryer. Natural wood laminate flooring, coving & recess lights to the ceiling. Vertical flat panel central heating radiator. Double glazed Georgian style window overlooking the rear garden. Additional double glazed Georgian style French doors to the conservatory.



### DINING KITCHEN Additional Photograph



### GROUND FLOOR WC/CLOAKROOM

5'10" x 2'9" (1.79m x 0.84m)

With modern white low flush WC and corner set vanity hand basin in dedicated toiletry surround. Coving and extractor fan to ceiling. Chrome towel radiator. Continuation of the wood laminate flooring.



## CONSERVATORY

12'5" x 8'5" (3.79m x 2.58m)

Being double glazed to allow extensive views over the garden with double glazed door allowing access out to patio and garden areas. Lime oak style laminate flooring.



## FIRST FLOOR LANDING

Double glazed Georgian style window to side aspect. Built in Linen/storage cupboard. Loft access. Coving to ceiling. All rooms are directly off as follows:-



## BEDROOM 1

12'9" to front of wardrobe x 8'9" excluding doorwa (3.91m to front of wardrobe x 2.67m excluding doorw)

Boasting built in wardrobes and a shelved display niche. 2 x double glazed Georgian style windows to the front. Central heating radiator. Coving and recess lights to the ceiling.



## BEDROOM 1 Additional Photograph



## BEDROOM 2

9'5" x 7'9" (2.88m x 2.37m)

Double glazed Georgian style window to rear and Buck Beck views. Central heating radiator. Coving to the ceiling



## BEDROOM 3

9'5" x 6'10" (2.88m x 2.10m)

Double glazed Georgian style window to rear, coving to ceiling, central heating radiator



## BATHROOM

6'6" x 5'9" (1.99m x 1.76m)

Fitted with a modern and stylish suite in white comprising panelled bath with twin head Rainforest shower system over. Dedicated vanity cupboard with hand basin and WC inset. Driftwood style laminate floor covering. Chrome central heating towel radiator. Wall mounted mirror frontage cabinet with soft touch lighting. Extractor fan. Double glazed window to side.



## OUTSIDE

The property has a block paved parking area to the front, additional private drive for additional parking. Wrought iron security gates to either side. Paved/concreted patio area, low picket fencing and gate sectioning off the lawned garden and timber SUMMERHOUSE. Enclosed by timber fencing. Outside tap, external power supply.



## OUTSIDE Additional Photograph



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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 £1269.00 is required

## VIEWING ARRANGEMENTS

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

## OPENING TIMES

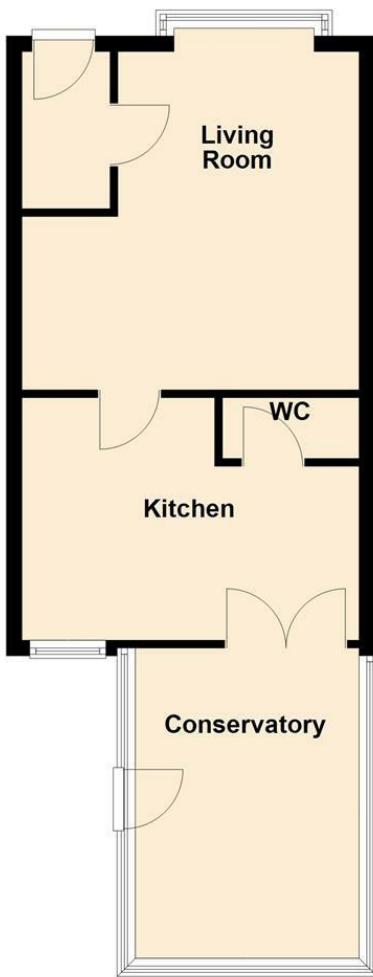
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## 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

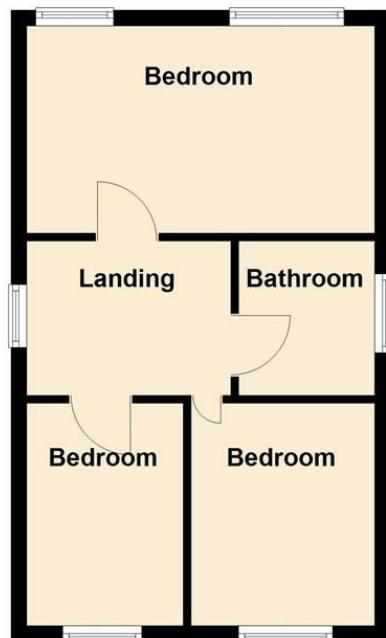
## Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)

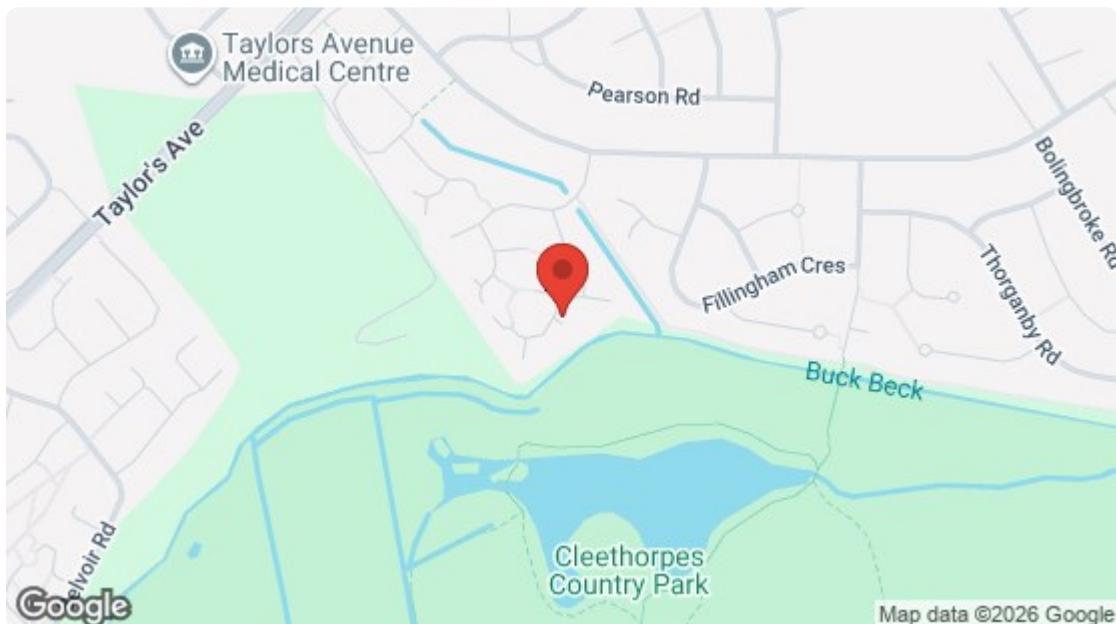


## First Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	
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			
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.