



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**28 Riverside Drive**  
Cleethorpes  
DN35 0NG

**Offers in the Region Of**  
**£240,000**

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this detached bungalow which is located within the ever popular seaside town of Cleethorpes. Having undergone a thorough scheme of modernisation by the current owners this property comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools and also bus links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, three bedrooms and the bathroom. Externally there are gardens to the front and rear with off road parking and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance Hall

Entering the property reveals a fresh and neutral finish echoed throughout with a radiator and a carpeted floor.

### Kitchen/Diner

11' 9" x 12' 0" (3.58m x 3.65m)

The kitchen-diner has a window to the rear elevation, a modern radiator and laminate flooring. There is also a superb modern fitted kitchen with units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine, an integral dishwasher and an electric oven and hob with an extractor over.

### Lounge

14' 10" x 12' 0" (4.53m x 3.65m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom One

12' 2" x 10' 11" (3.72m x 3.32m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Two

9' 4" x 12' 0" (2.85m x 3.66m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Three

6' 4" x 8' 8" (1.94m x 2.63m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

### Bathroom

6' 6" x 7' 7" (1.98m x 2.31m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a P shaped bath with a glass screen and mains shower over.

### Outside

There are nice sized gardens to the front and rear with off road parking on the driveway. The rear garden has an area with a lawn and is generally low maintenance with established shrubs and perimeter fencing.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
71.6 sq.m. (771 sq.ft.) approx.



TOTAL FLOOR AREA : 71.6 sq.m. (771 sq.ft.) 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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