



## 4 Riverside Drive Cleethorpes, North East Lincolnshire DN35 0NG

\*\*\*UNEXPECTEDLY BACK ON THE MARKET\*\*\*  
Highly sought after location just a short walk from Cleethorpes seafront, golf club and local amenities is this THREE BEDROOMED DETACHED BUNGALOW. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance Porch, Entrance hall, cloaks/wc, dining kitchen, larger than average lounge, three good sized bedrooms and shower room. Front garden with driveway providing off road parking and leading to the detached garage plus an enclosed good sized rear garden. Offered for sale with No Forward Chain. VIEWING HIGHLY RECOMMENDED.

**£239,500**

- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION CLOSE TO SEAFRONT
- KITCHEN DINER
- LARGER THAN AVERAGE LOUNGE
- THREE BEDROOM
- BATHROOM
- CLOAKROOM
- FRONT & REAR GARDEN
- GARAGE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE PORCH

uPVC double glazed entrance porch with tiled effect vinyl flooring leading to the dining kitchen.

### KITCHEN DINER

15'2" x 10'1" (4.64 x 3.08)

The kitchen diner benefits from a large range of Beech effect wall and base units with contrasting worksurfaces and matching upstands. Incorporating a ceramic sink and drainer, gas oven and hob with stainless steel extractor hood above, integrated fridge and washing machine behind matching units. finished with downlights to the ceiling, tiled effect vinyl flooring, uPVC glazed door and window to the side aspect. Internal window to the lounge.



### DINING KITCHEN

Additional Photograph



### DINING KITCHEN

Additional Photograph



### INNER HALLWAY

Carpeted flooring and loft access to the ceiling with pull down ladder.



**CLOAKS/W.C.**

5'5" x 3'2" (1.66 x 0.97)

Benefitting from a low flush wc and hand wash basin. Carpeted flooring, covered ceiling and window to the side aspect.



**LOUNGE**

21'7" x 16'0" (6.58 x 4.90)

The larger than average lounge has dual aspect uPVC double glazed windows the front being bow. Finished with carpeted flooring, covered ceiling and radiator with the main focal point being the feature fire place which has a white ornate surround with marble hearth and back and electric fire. Internal window overlooking the kitchen diner.



**LOUNGE**

Additional Photograph



**LOUNGE**

Additional Photograph



### HALLWAY

Having a glazed uPVC entrance door with side light panel which leads to the hallway, carpeted flooring, coved ceiling, handy storage cupboard and wall mounted boiler.



### BEDROOM ONE

12'11" x 9'9" (3.96 x 2.98)

Having a uPVC double glazed window to the rear aspect benefitting from a range of built in wardrobes having feature pelmet lighting with matching dressing table, drawers and bedside cabinets. finished with coved ceiling, carpeted flooring and radiator.



### BEDROOM ONE

Additional Photograph



### BEDROOM TWO

11'5" x 9'11" (3.50 x 3.03)

The second double bedroom is presently being used as a second sitting room. Finished with wood effect laminate flooring, dado rail, coved ceiling and radiator. Having uPVC double glazed patio doors leading to the private rear garden.



### BEDROOM THREE

11'10" x 5'11" (3.63 x 1.81)

The smaller of the three bedrooms has a uPVC double glazed window to the side aspect, coved ceiling, carpeted flooring. Radiator fitted and built in storage.



### SHOWER ROOM

8'5" x 5'9" (2.57 x 1.77)

The shower room benefits from a white two piece suite comprising of; Walk in shower with glazed screens and electric shower fitted, hand wash basin set above a white vanity unit spanning the width of the rom providing handy storage, Aqua panelled walls, tiled flooring, coved ceiling with down lighting and a uPVC double glazed window to the side aspect.



### OUTSIDE

#### GARDEN

The property sits with with double wrought iron entrance gates leading to the red brick paved driveway and onto the detached brick garage. Having a low walled boundary to the front and fenced boundaries to the side. The front garden is mainly laid to lawn with mature planting to the borders. The private rear garden has fenced boundaries with a paved patio to one side and lawn area, mature planting to the raised borders and timber shed.



#### GARDEN

Additional Photograph



### GARAGE

Brick built garden with up and over door. Fitted with electric and lighting. Built in storage units.

### COUNCIL TAX BAND

Council Tax Band D

### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

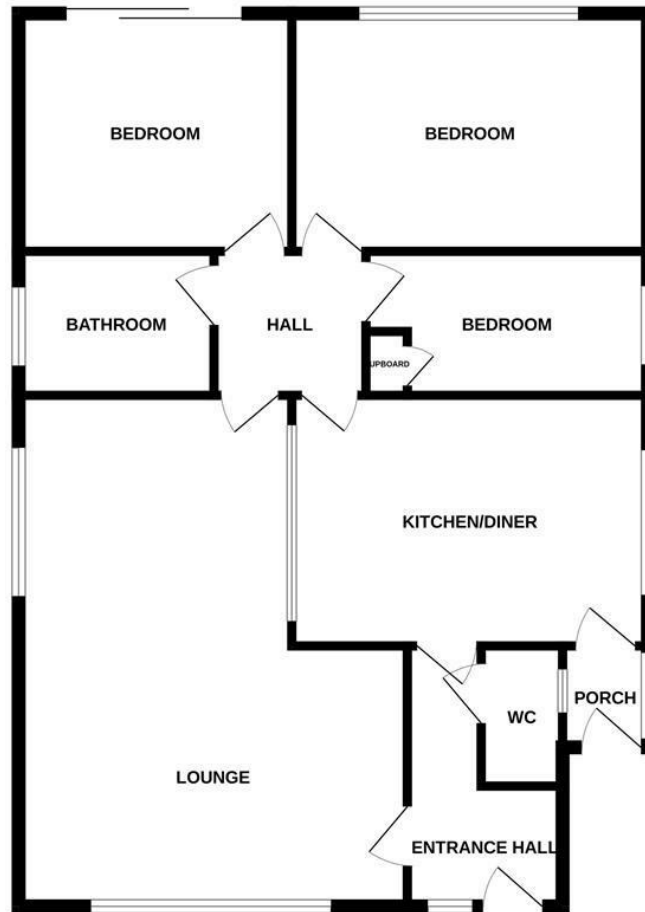
**VIEWING ARRANGEMENTS**

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

GROUND FLOOR



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) <b>A</b>			84
(81-91) <b>B</b>		70	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.