



**79a Hawthorn Bank, , Spalding
Lincolnshire PE11 1JQ**

Price £274,950 Freehold

~ NO UPWARD CHAIN ~

Welcome to this charming detached bungalow located in Hawthorn Bank, Spalding.

The property boasts two reception rooms, a kitchen and three bedrooms, along with having two well-appointed shower rooms, ensuring convenience and privacy. In addition this superb bungalow has been fully redecorated and had newly laid carpets throughout.

The bungalow offers block paved off-road parking, an integral single garage and a beautifully landscaped rear garden.

Don't miss the opportunity to make this delightful bungalow your own and enjoy the comfort and convenience it has to offer.
Contact us today to arrange a viewing and take the first step towards your new dream home in Spalding.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC obscured double glazed front door, into the:-

ENTRANCE HALL :

Having a radiator, power points, telephone point, double storage cupboard, personnel door to the garage, loft access, skimmed and coved ceiling, airing cupboard with shelving.

LOUNGE :

13'0" x 11'2" (3.96m x 3.40m)

UPVC double glazed patio doors to the rear, radiator, power points, 2 TV points, telephone point, fireplace, wall lights, skimmed and coved ceiling.

GARDEN ROOM :

11'1" x 9'6" (3.38m x 2.90m)

UPVC double glazed patio door to the rear, radiator, power points, skimmed and coved ceiling.

SHOWER ROOM :

UPVC obscured double glazed window to the side, separate shower with a Aqualisa push button built-in mixer shower, W.C with a push button flush, vanity washbasin with storage drawers beneath, radiator, shaver point, skimmed and coved ceiling with inset spotlights, extractor fan.

KITCHEN :

11'6" x 9'1" (3.51m x 2.77m)

UPVC double glazed window and door to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob and extractor hood over, integrated washing machine, integrated fridge, kick-board electric heater, tiled splash back's, tiled floor, power points, skimmed and coved ceiling with inset spotlights, TV and telephone points.

BEDROOM ONE :

11'3" x 11'3" (3.43m x 3.43m)

UPVC double glazed window to the front, radiator, power points, TV point, telephone point, skimmed and coved ceiling. Dressing Area : With two single wardrobes

EN-SUITE :

UPVC obscured double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower, W.C with a push-button flush, pedestal washbasin with taps over, shaver point, radiator, skimmed and coved ceiling with inset spotlights.

BEDROOM TWO :

11'3" x 8'9" (3.43m x 2.67m)

UPVC double glazed window to the side, radiator, power points, skimmed and coved ceiling.

BEDROOM THREE :

8'7" x 8'6" (2.62m x 2.59m)

UPVC double glazed window to the side, radiator, power points, TV point, telephone point, skimmed and coved ceiling.

EXTERIOR :

To the outside phase panel fencing and a low-level brick wall block paved off-road parking which leads to your single garage Which is 16 1 x 8 two as a metal up and over door Internal door leading through to the entrance hall water softener Worcester Bosch boiler power points the side access where there is an outside tap and re-garden is enclosed by panel fencing it is laid to lawn, patio, shed outside light and outside power points

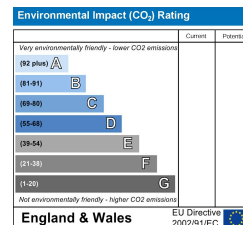
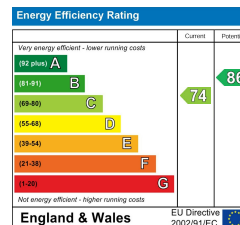
SINGLE GARAGE :

16'1" x 8'2" (4.90m x 2.49m)

Having a metal up and over door, a personnel door to the entrance hall, a water softener, Worcester Bosch boiler, power points.

SERVICES :

- Council Tax Band - C
- Energy Efficiency Rating - C
- Gas Central Heating
- Mains Water



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
 Saturday: 9am to 4pm
 Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
 Saturday: 9am to 2pm
 Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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