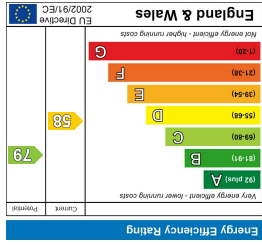


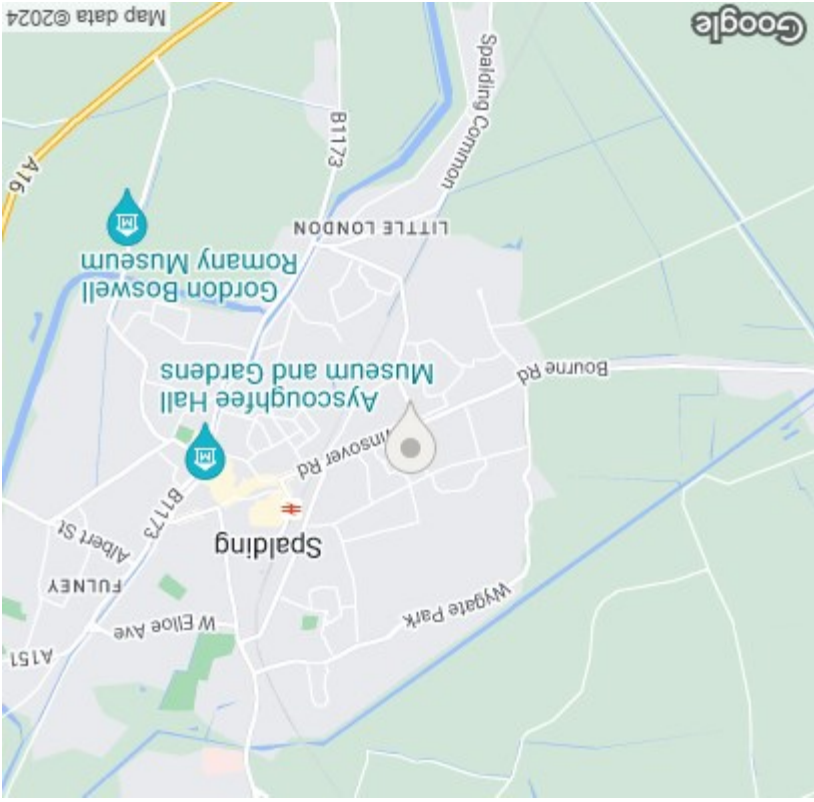
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



28 Hawthorn Bank
Spalding, PE11 1JH

Offers In Excess Of £325,000 - Freehold , Tax Band - C



28 Hawthorn Bank

Spalding, PE11 1JH

A fantastic opportunity to acquire a large family home on a substantial plot of approximately a quarter of an acre close to the centre of Spalding, with OUTLINE PLANNING PERMISSION FOR A DETACHED BUNGALOW TO THE REAR. The house offers masses of potential to improve further whilst currently spanning over 1500 square feet.

Internally comprising to the ground floor of an entrance hall, downstairs cloakroom, dining room, bay fronted living room with feature fireplace, kitchen/diner with a range of base and eye level units, with some integrated appliances. A utility room, study/snug room, and a converted garage, that is currently set up as a gym by the current owner. To the first floor there are three double bedrooms, along with a dressing area off the main landing and a four-piece family bathroom. There is ample off street parking to the front, whilst to the rear there is a substantial garden with various mature trees and shrubs. To the bottom of the garden there are also two timber sheds. Viewing highly advised to appreciate the potential on offer. Please call to discuss development opportunity further.

Entrance Hall

8'0" x 6'9"

WC

4'3" x 8'1"

Living Room

22'9" x 11'9"

Dining Room

13'6" x 9'10"

Conservatory

10'0" x 6'3"

Study/Gym

7'9" x 14'3"

Kitchen/Diner

16'11" x 10'1"

Pantry

3'0" x 8'4"

Hallway

5'3" x 5'5"

Utility Room

5'4" x 5'2"

Study/Snug

6'9" x 12'8"

Landing

3'2" x 7'6"

Dressing Area

6'7" x 7'2"

Master Bedroom

15'10" x 11'10"

Bedroom Two

9'9" x 10'7"

Bedroom Three

8'0" x 10'7"

Bathroom

EPC - D

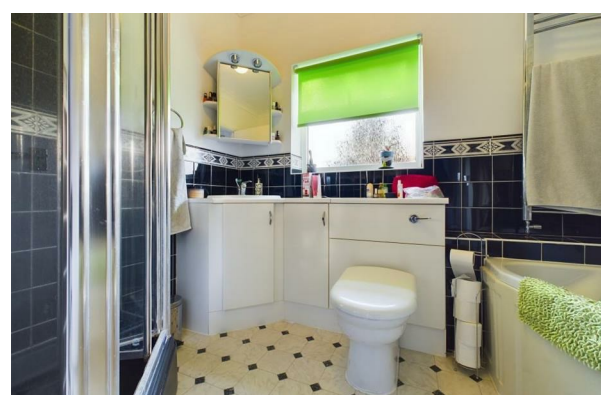
58/79



Tenure - Freehold

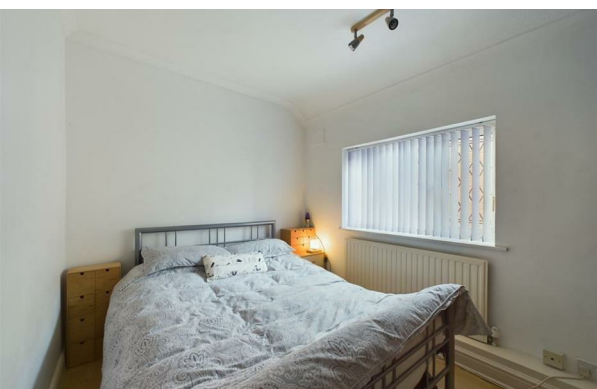
IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: C
Annual charge: £1780.12 a year (£148.34 a month)
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



Parking: Driveway
Building safety issues: No
Restrictions: None
Public right of way: No
Flood risk: Yes
Coastal erosion risk: No
Planning permission: Yes - outline planning permission for a detached bungalow to the rear (Planning Reference H16-0924-21 - South Holland Council)
Accessibility and adaptations: None
Coalfield or mining area: No
Energy Performance rating: D (potential rating is C)

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.



The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

