





## 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

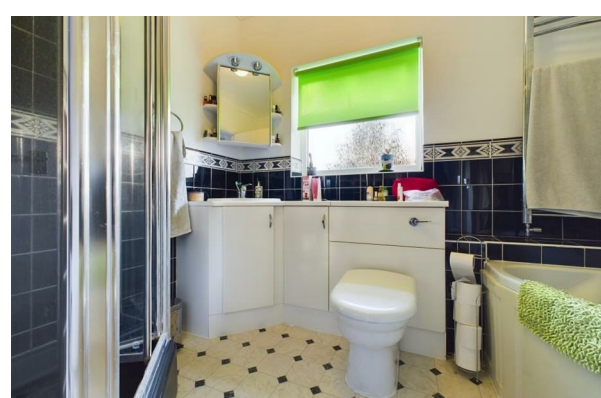
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### Tenure - Freehold

### 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)

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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.

