



**Hawthorn Bank, Spalding PE11 1JH**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Hawthorn Bank, Spalding**

This large 2 bed semi-detached property offers a wealth of potential to both first-time buyers and investors. Accessed via a private road and set within an urban area, the property is perfectly positioned near public transport links, local amenities and nearby schools. CALL IN TO VIEW.



## **Entrance Hall**

Having a thermostat. Radiator. Smoke alarm.  
Laminate flooring.

## **Lounge/ Diner**

15' 9" x 11' 7" ( 4.80m x 3.53m )  
Comprising of French doors to the rear garden.  
Downstairs storage. Radiator. Window. Carpeted  
flooring.

## **Kitchen**

12' 6" x 11' 7" ( 3.81m x 3.53m )  
Comprising of wall and base units. Sink and drainer.  
Radiator. Laminate flooring. Integrated oven,  
Extractor fan, Four ring hob. Space for fridge freezer,  
washing machine.

## **Landing**

Loft access

## **Bedroom One**

15' 9" x 11' 2" ( 4.80m x 3.40m )  
Having a radiator. Two windows. Carpeted flooring.

## **Bedroom Two**

11' 9" x 9' 1" ( 3.58m x 2.77m )  
Comprising of a bay window. radiator. Carpeted  
flooring.

## **Bathroom**

8' 6" x 6' 3" ( 2.59m x 1.91m )  
Comprising of a Three piece suite. Shower over bath.  
Radiator. Shaving point. Airing cupboard with boiler.  
Spotlight. New glazed window. Laminate flooring



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## Hawthorn Bank, Spalding

- TWO BEDROOM HOUSE
- END OF TERRACE
- ACCESS VIA PRIVATE ROAD
- PARKING & GARAGE
- COUNCIL TAX BAND A

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£180,000**



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Property Ref:  
SDG113011 - 0004

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Please note the marker reflects the postcode not the actual property

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