



# 141 HAWTHORN BANK

## SPALDING, PE11 2UN

**£340,000**  
**FREEHOLD**

Welcome to this stunning detached bungalow located in the picturesque Hawthorn Bank, Spalding. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The property features a modern kitchen with integrated appliances, making meal preparation a breeze. The immaculately presented interior exudes charm and elegance, creating a warm and inviting atmosphere throughout.

One of the highlights of this property is the games room, providing a fantastic space for recreation and leisure activities. Additionally, the large plot size offers plenty of outdoor space for gardening, outdoor dining, or simply enjoying the fresh air.

Parking will never be an issue with space for up to four vehicles, ensuring convenience for you and your guests. With a generous 1,608 sq ft of living space, this bungalow offers a comfortable and spacious layout that is perfect for modern living.

In conclusion, this property is a must-see for anyone looking for a beautiful home in a desirable location. Don't miss out on the opportunity to make this charming bungalow your own.

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• LARGE PLOT SIZE • AMPLE OFF ROAD  
PARKING • MODERN KITCHEN WITH INTEGRATED  
APPLIANCES • GAMES ROOM/BEDROOM  
4 • CLOSE TO TOWN CENTRE • IMMACULATELY  
PRESENTED • GAS CENTRAL HEATING • UPVC  
DOUBLE GLAZING • FOUR PIECE FAMILY  
BATHROOM • CALL TODAY



## Summary

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## Lounge

Bay window to front, window to side, door to:

## Kitchen/Diner

Window to side, window to rear, door to:

## Utility

Window to rear, two windows to side, sliding door, door to:

## WC

Window to front, door to:

## Bedroom 4/Games Room

Window to side, window to front, door to:

## Hallway

Storage cupboard, door to:

## Bedroom 2

Window to front, door to:

## Bedroom 1

Window to front, door to:

## Bedroom 3

Window to rear, door to:

## WC

Window to rear.

## Bathroom

Window to rear, Storage cupboard, door to:

## Storage

Window to rear, door.



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## ADDITIONAL INFORMATION

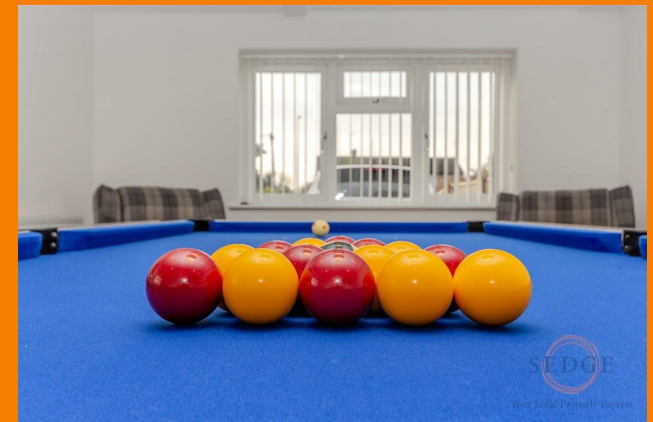
**Local Authority** – South Holland

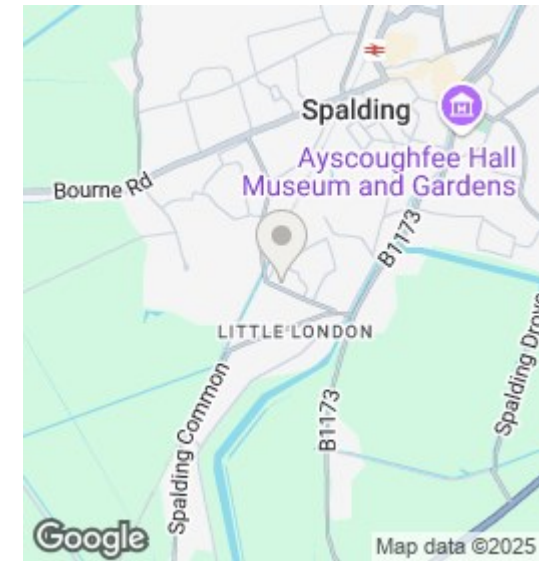
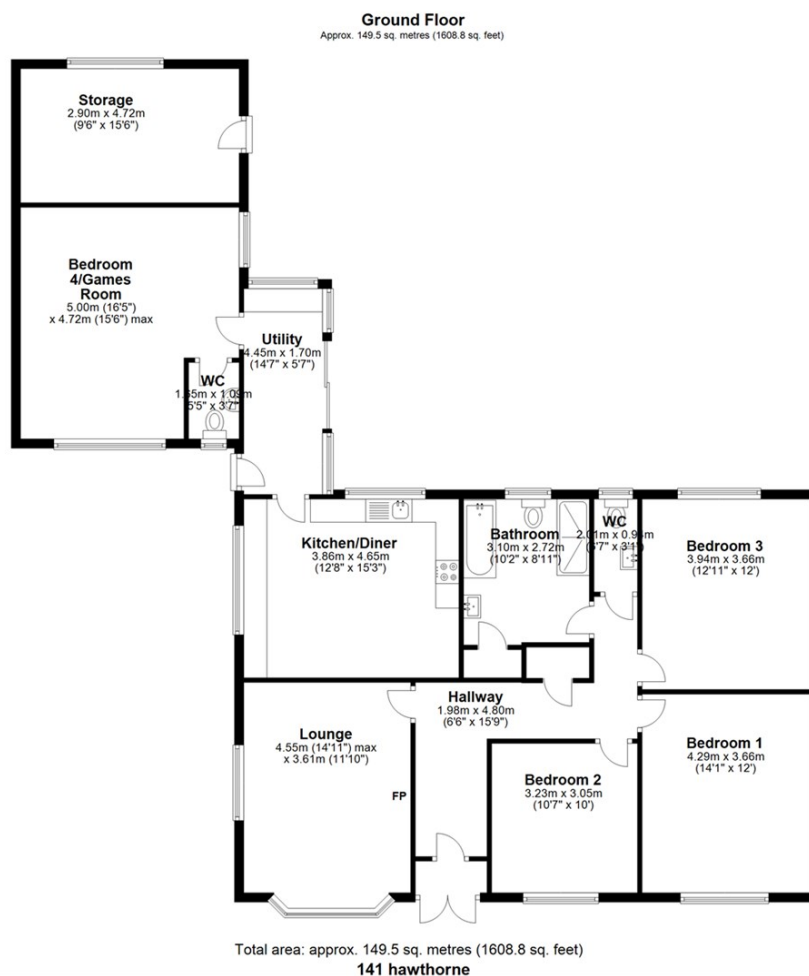
**Council Tax** – Band C


**Viewings** – By Appointment Only

**Floor Area** – 1608.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>55</b>	<b>84</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 energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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