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## Hawkes House, London Road, Spalding, Lincolnshire PE11 2TE

**£550,000 Freehold**

- Elegant Grade 2\* Listed Property
- Seven Bedrooms, Three Bathrooms
- Town Centre Location
- Views of River Welland
- Delightful Partly Walled Rear Gardens

Elegant Grade 2\* Listed house dated to circa 1700. Delightfully appointed throughout with accommodation arranged on three floors including 3 Reception Rooms, Study, Kitchen, Cloakroom, Utility Room, Cellar, Seven Bedrooms and Three Bathrooms. Delightful partly walled enclosed gardens and private parking to the rear with vehicular access via Haverfield Road. This delightful property overlooks the River Welland and is convenient for all town amenities.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406





#### **INTRODUCTION**

Hawkes House is mentioned in "The Buildings of England (Lincolnshire)" by Nikolaus Pevsner and John Harris as follows: "No.34 is of circa 1700, with a one bay pediment, hipped roof, central stack and nice details, including a pretty cast iron fretwork porch and Adamesque gatepiers. The interior is entirely divided by paneled partitions".

#### **FRETWORK PORCH AND FRONT ENTRANCE DOOR**

With decorative glazed fanlight to:

#### **RECEPTION HALL**

Staircase rising to the first floor landing and doors arranged off to:

#### **DRAWING ROOM**

15' 3" x 13' 3" (4.65m x 4.06m) max - Sash windows with shutters to the front elevation, tiled hearth with fireplace and electric fire, twin shelved alcoves, paneled walls, radiator





#### **SITTING ROOM**

13' 9" x 13' 8" (4.20m x 4.17m) plus recess - Sash window with original shutters to the front elevation, feature marble fireplace with electric fire, character panelled walls, two radiators, door with brass lock, doors which could be opened up to give access into the dining room. From the sitting room a further door leads to:

#### **STUDY**

11' 1" x 5' 10" (3.40m x 1.79m) Two built in cupboards, ample storage space, radiator, wash hand basin, door to:

#### **CLOAKROOM**

Sash window with shutters to the front elevation, obscure glazed four panel door, low level WC, wash hand basin, radiator. Also accessed from the reception hall.

#### **DINING ROOM**

15' 2" x 11' 6" (4.63m x 3.51m) Secondary glazed sash windows with shutters to the rear elevation, shelved alcove with store cupboard, radiator, display shelving and fitted base cupboard.

#### **KITCHEN**

13' 3" x 12' 7" (4.05m x 3.85m) Secondary glazed window with shutters overlooking the rear garden. Traditional range of shaker style units comprising base cupboards, drawers and wall cupboards, sink unit with single drainer, plumbing and space for dishwasher and space for fridge/freezer, Rangemaster range style cooker, partial wall tiling, Worcester gas fired central heating boiler, extractor fan, shelved pantry.

#### **UTILITY/LAUNDRY ROOM**

13' 7" x 10' 0" (4.16m x 3.05m) max - Space for washing machine and tumble dryer, garden access door.

Accessed from the reception hall through a door and down a staircase is the:

#### **CELLAR**

Vaulted ceiling, power and lighting. This provides useful storage with wine cellar and incorporates a former air raid shelter. From the reception hall the staircase rises to the:

#### **HALF LANDING**

With door to:

#### **CLOAKROOM**

Two piece suite comprising low level WC and wash hand basin, sash window to the rear elevation.

The staircase continues to the:

#### **MAIN FIRST FLOOR LANDING**

12' 11" x 6' 9" (3.95m x 2.06m) max - Two sash windows to the rear elevation, radiator, character paneled walls and staircase off rising to the second floor. Door arranged off to:

#### **MASTER BEDROOM**

13' 7" x 13' 1" (4.16m x 4.01m) Two sash windows with shutters to the front elevation with views over the River Welland, fitted window seats, recessed built in wardrobes, oval shaped hand basin with mixer tap, set within a vanity storage cupboard, shaver point, mirror and radiator.





#### **ENSUITE BATHROOM**

Three piece suite comprising sunken bath with mixer taps and shower attachment, bidet and low level WC, heated towel rail, large walk-in linen cupboard, sash window to front elevation.

#### **BEDROOM 2**

13' 11" x 13' 3" (4.25m x 4.04m) max - Two sash windows to the front elevation with shutters overlooking the River Welland and fitted window seats, marble fire place, character paneling to two walls, radiator, recessed built-in wardrobe.

#### **ENSUITE SHOWER ROOM**

Double shower cubicle, low level WC, hand basin, heated towel rail, shaver point, partial wall tiling and sash window to front elevation with fitted shutters.

#### **BEDROOM 3**

13' 3" x 12' 9" (4.05m x 3.89m) max - Two sash windows with shutters to the rear elevation overlooking the garden. Hand basin with hot and cold taps, radiator, character paneling to two walls, recessed fitted wardrobe.

#### **BEDROOM 4**

14' 9" x 11' 9" (4.50m x 3.59m) max - Two windows with shutters to the rear elevation overlooking the garden, hand basin with hot and cold taps, character paneling to two walls, radiator, two fitted wardrobes.

From the first floor landing a staircase rises to:

#### **SECOND FLOOR LANDING**

Radiator, ceiling lights and doors arranged off to:

#### **BEDROOM 5**

13' 11" x 12' 2" (4.25m x 3.71m) max - Dormer window to front elevation with views over the River Welland. Radiator, smoke alarm, wash hand basin, wooden ceiling beams.

#### **BEDROOM 6**

15' 5" x 12' 2" (4.70m x 3.71m) max (restricted head height) - Dormer window to rear elevation with views over the garden, radiator, ceiling beams.

#### **BEDROOM 7**

13' 6" x 9' 0" (4.12m x 2.75m) plus recess, restricted head height, Dormer window to the front elevation with views over the River Welland, ceiling beams, door to:

#### **SHOWER ROOM**

Three piece suite comprising shower cubicle, wash hand basin, low level WC.

#### **KITCHENETTE**

12' 4" x 9' 10" (3.76m x 3.0m) max - Fitted wall and base cupboards, single drainer sink unit, radiator, Dormer window to the rear with views over the rear garden.





**AGENTS NOTE**

The second floor accommodation is designed to currently comprise a semi self-contained two bedroom apartment but the access is through the main house via the two main staircases but, subject to planning and regulations, this may be suitable for sub-letting or for a multi-generational family unit.

**EXTERIOR**

This delightful Grade 2 style listed property has a riverside setting on London Road overlooking the River Welland. There are wrought iron railings with a gated access to the front door and lawned gardens to the front with stocked borders. There is a side entrance door giving access to a storage lobby to the left (potentially subject to a flying freehold).

The generous sized town gardens to the rear are predominantly walled and comprise extensive lawn areas, shaped borders, bushes, plants, flowers, trees and shrubs. There is a patio, covered store, shed and green house and a working external WC. Outside lighting.

**VEHICULAR ACCESS**

From Haverfield Road along a rear driveway there is access to private off-street parking for the property.

**GENERAL INFORMATION**

A rare opportunity to acquire one of Spalding's finest and historic properties, Hawkes House can only be fully appreciated by means of an inspection which can be arranged through Spalding office.

**DIRECTIONS**

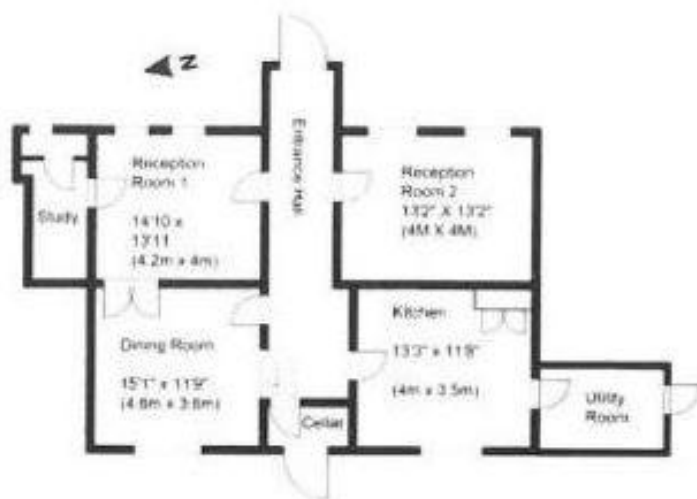
From the center of Spalding at the High Bridge, proceed in a southerly direction along the western bank of the River Welland along London Road passing the elegant Welland Terrace, Haverfield Road turning and The Georgians sheltered living facility, the property is situated a little further along on the right hand side commanding views of the River Welland to the front.

**AMENITIES**

The property is within easy walking distance of the center of the historic Georgian market town of Spalding which boasts a twice weekly market along with a number of national and local stores. The town is served by a number of supermarkets including Morrisons, Sainsbury's, Lidl and Aldi, has doctors surgeries, the modern Johnson hospital (Pinchbeck), bus and railway stations, private, primary, secondary and grammar schools. Spalding is linked by train and road to Peterborough (18 miles to the south) and Peterborough has a wide range of facilities along with easy access onto the A1 to all routes north and south and a fast train link with London King's Cross, minimum journey time 48 minutes.

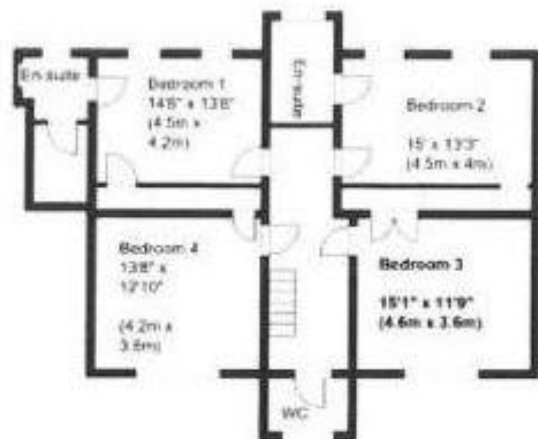




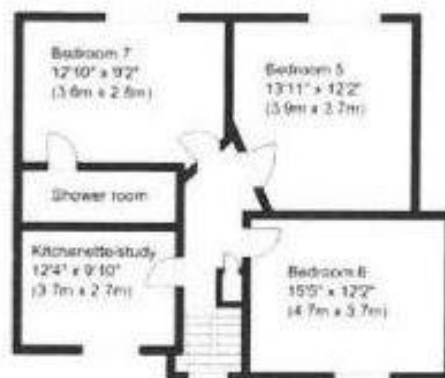


Ground floor area: 70 sq m (793 sq ft)

Total area: 206 sq m (2,317 sq ft)



First floor area: 85.9 sq ft (926 sq ft)



Second floor area: 51.7 sq m (557 sq ft)



# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES**

All mains services with gas central heating.

**COUNCIL TAX**

Band E

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

**Ref: S10919**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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