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40 Hawthorn Bank, Spalding PE11 1JH

£129,995 Freehold

- 2 Bedroom Mid Terraced House
- Large Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Lounge Diner

2 bedroom mid-terraced property situated in town location. Accommodation comprising entrance lobby, lounge diner, kitchen, 2 double bedrooms and bathroom. Large rear garden. Gas central heating. NO CHAIN

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

UPVC obscured double glazed door leading into:

ENTRANCE LOBBY

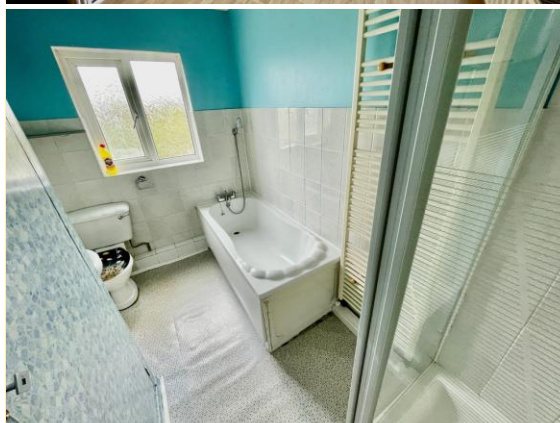
Coat rail, textured ceiling, centre light point, staircase rising to first floor. Door into:

LOUNGE DINER

9' 8" x 24' 9" (2.97m x 7.56m) UPVC double glazed window to the front and rear elevations, 2 radiators, coved and textured ceiling, 2 centre light points, feature fireplace, further brick fireplace to Dining area, under stairs storage cupboard, gas and electric meter cupboard, BT point, glazed door into:

KITCHEN

7' 6" x 17' 4" (2.31m x 5.29m) UPVC double glazed window to the side and rear elevations, coved and textured ceiling, centre light point, double radiator, wall mounted Idea gas



combination boiler, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge, space for gas cooker, obscured UPVC double glazed door to the side elevation.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

Textured ceiling, centre light point, door to:

BEDROOM 1

9' 4" x 13' 5" (2.87m x 4.09m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, double radiator, fitted storage cupboard into recess with shelving.

BEDROOM 2

10' 8" x 12' 6" (3.27m x 3.83m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, double radiator, laminate flooring.

BATHROOM

6' 4" x 10' 6" (1.95m x 3.21m) UPVC obscured double glazed window to the rear elevation, skimmed ceiling, inset lighting, heated towel rail, part tiled walls, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps, bath with shower mixer tap, fully tiled shower cubicle with fitted power shower over.

EXTERIOR

REAR GARDEN

Small courtyard, right of way access, leading to a further garden via a gate which is mainly laid to lawn with a wide range of mature shrubs and trees with fenced boundaries. Cold water tap.

DIRECTIONS

Leave Spalding along Winsover Road, over the level crossing, continue along and then take a left hand turning into Hawthorn Bank. Follow the road down where the property is located on the right hand side.

AMENITIES

The local newsagents/general stores, butchers shop and public house are in proximity to the property. The town centre is approximately half a mile distant and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations and easy access to Peterborough (18 miles to the south) which has a fast train link to London's Kings Cross minimum journey time 50 minutes.

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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11680

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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