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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



84 Hawthorn Bank, Spalding PE11 1JQ

£220,500 Freehold

- Good Sized Plot
- Popular Location
- Requires Updating
- 2 Double Bedrooms
- Viewing Recommended

Deceptively spacious 2 bedroom bungalow situated close to town. Accommodation comprising entrance porch, entrance hallway, lounge, 2 double bedrooms, family bathroom, kitchen diner, utility room. Driveway, garage, mature plot. Gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Steps up to a UPVC double door leading into:

ENTRANCE PORCH

2' 5" x 3' 8" (0.75m x 1.14m) Skimmed ceiling, centre light point, obscured wooden door with matching obscured glazed panels to the side leading into:

ENTRANCE HALLWAY

6' 8" x 17' 3" (2.04m x 5.27m) Coved ceiling, centre light point, access to loft space, smoke alarm, radiator, parquet flooring, storage cupboard off with coat rail, door into:

FORMAL LOUNGE

11' 10" x 16' 0" (3.63m x 4.88m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, double radiator, TV point.

From the Entrance Hallway door leads into:

BEDROOM 1

12' 8" x 11' 10" (3.87m x 3.63m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator, parquet flooring, 2 fitted double wardrobes with over storage.

From the Entrance Hallway a door leads into:



BEDROOM 2

11' 11" x 11' 11" (3.65m x 3.64m) UPVC double glazed window to the rear elevation, cove ceiling, centre light point, double radiator, parquet flooring, 2 double wardrobes with over storage.

FAMILY BATHROOM

5' 6" x 6' 7" (1.69m x 2.03m) Aluminium obscured double glazed window to the rear elevation, centre light point, extractor fan, radiator, fully tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, grab rail and fitted thermostatic shower over.

From the Entrance Hallway an obscured double glazed door leads into:

KITCHEN DINER

13' 6" x 13' 2" (4.14m x 4.02m) Aluminium double glazed window to the rear elevation, wooden obscured door to the rear elevation, 2 fitted centre strip lights, tiled flooring, double radiator, storage cupboard off housing hot water cylinder with slatted shelving and further storage cupboard off housing Worcester gas boiler, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for cooker, fridge and freezer. Wooden obscure glazed door into:

REAR LOBBY

5' 5" x 11' 3" (1.67m x 3.44m) UPVC double glazed door to the side and front elevations, centre light point, double radiator, tiled floor, opening into:

UTILITY ROOM

7' 11" x 11' 5" (2.43m x 3.48m) UPVC double glazed window to the side and rear elevations, fitted worktop, plumbing and space for washing machine/dishwasher, tiled flooring, electric consumer unit board.

From the Rear Lobby the UPVC double glazed door to the front leads into:

SIDE PORCH

4' 5" x 5' 4" (1.35m x 1.65m) UPVC double glazed door to the side elevation, quarry tiled flooring, further door leading into Garage.

EXTERIOR

Dwarf brick wall with opening into extensive driveway with shrub borders, there is a lawned front garden, glasshouse to the side.

GARAGE

11' 5" x 19' 8" (3.48m x 6.0m) Up and over door, 2 wooden glazed windows to the side elevation, wooden glazed window to the rear elevation, power points, 2 centre strip lights.

There is a brick wall with a wooden door leading into:

REAR GARDEN

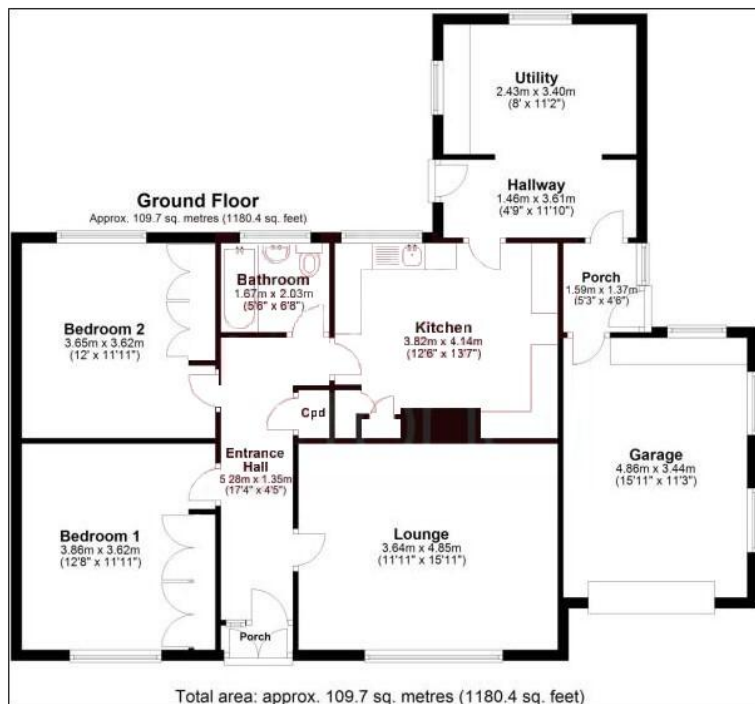
Designed for ease of maintenance laid to gravel with paved patio, cold water tap, wide range of mature shrub and tree borders.

To the otherside there is a wooden gate, range of shrubs and trees.

DIRECTIONS/AMENITIES

Leave Spalding along Winsover Road, turn left into Hawthorn Bank, follow the road down where the property is located on the right hand side.

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.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

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: S11777

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		