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139B Hawthorn Bank, Spalding PE11 2UN

£325,000 Freehold

- Spacious, Detached Bungalow
- Extensive Driveway, Double Garage
- Discreetly Situated
- Established Gardens
- No Onward Chain

Spacious, detached bungalow built by Allison Homes with extensive driveway and double garage. Discretely situated off Hawthorn Bank with established gardens. Large reception hall, master bedroom with en-suite shower room, two further bedrooms, dining room, breakfast/kitchen, utility room, lounge, bathroom. Neutral décor throughout.

ACCOMMODATION
Recessed porch area with external electric light and part glazed door with similar side panel to:

RECEPTION HALL
24' 1" x 4' 9" (7.36m x 1.46m) (minimum). Coved and textured ceiling, two ceiling lights, telephone point, radiator, central heating thermostat control, doors arranged off to:

LOUNGE
18' 0" x 12' 4" (5.51m x 3.78m) plus door recess. Dual aspect with windows to the front and side elevations, two radiators, fitted carpet, TV point, coved and textured ceiling, two ceiling lights, three wall lights. Log effect electric fire with surround.

DINING ROOM
12' 5" x 9' 8" (3.80m x 2.97m) Sealed unit double glazed sliding patio doors, coved and textured ceiling, ceiling light, dado rail, radiator.

BREAKFAST KITCHEN
10' 3" x 13' 0" (3.14m x 3.97m) Kitchen - Range of fitted units comprising base cupboards and drawers, one and a quarter bowl sink unit with mixer tap, roll edge worktops, Neff four burner gas hob with concealed cooker hood above, Hotpoint electric double oven, plumbing and space for dishwasher, appliance space, coved and textured ceiling, recessed ceiling lights, window to the rear elevation overlooking the garden, radiator, dimmer switch, light controls.

BREAKFAST AREA
8' 6" x 6' 9" (2.61m x 2.08m) Glazed French doors to the rear elevation, coved and textured ceiling, ceiling light, radiator, consumer unit.

UTILITY ROOM
8' 2" x 5' 9" (2.50m x 1.77m) Worktop with single drainer stainless steel sink unit, tiled splash back, base cupboard, eye level, wall cupboards, plumbing and space for washing machine, further appliance space, radiator, coved and textured ceiling, ceiling light, part obscure glazed external entrance door, rear window.

Also from the main Reception Hall doors arranged off to:

MASTER SUITE
5' 4" x 5' 10" (1.65m x 1.79m) (max) Wardrobe Area - with fitted double and single wardrobes with hanging rail and shelving, power sockets, coved and textured ceiling, ceiling light.

EN SUITE SHOWER
6' 8" x 5' 8" (2.05m x 1.75m) Half tiled walls, three price suite comprising shower cabinet with Mira shower, wash hand basin, low level WC, heated towel rail, shaver point, coved and textured ceiling, extractor fan, ceiling light, obscure glazed window.

MASTER BEDROOM
12' 2" x 12' 4" (3.72m x 3.76m) Window to the rear elevation, coved and textured ceiling, ceiling light, radiator, TV point, telephone point.

BEDROOM 2
13' 8" x 9' 4" (4.19m x 2.87m) Coved and textured ceiling, ceiling light, radiator, TV point, window to the front elevation, built in double wardrobe with hanging rail, shelving and domestic safe.

BEDROOM 3
12' 2" x 8' 9" (3.73m x 2.68m) Window to the front elevation, coved and textured ceiling, four way adjustable ceiling spotlights, radiator, TV point, telephone point.

Also from the Hallway an arch to:

INNER LOBBY

5' 10" x 5' 1" (1.79m x 1.55m) Coved and textured ceiling, access to loft space, recessed airing cupboard housing the Ideal Logic gas fired central heating boiler and hot water cylinder with electric immersion heater, shelving and electric light.

BATHROOM

6' 9" x 7' 9" (2.06m x 2.38m) Three piece suite comprising panel bath with mixer tap, shower attachment and hand grips, pedestal wash hand basin, low level WC, half tiled walls, radiator, obscure glazed window, shaver point, extractor fan, ceiling light.

EXTERIOR

The property is accessed initially via a shared gravelled driveway, opening onto a private gravelled driveway with extensive parking for numerous vehicles along with turning bay, small lawn to the front of the property. The driveway gives access to:

DETACHED DOUBLE GARAGE

18' 10" x 17' 6" (5.76m x 5.35m) Of brick and block construction beneath a hipped tiled roof with twin up and over doors (one electric), side personnel door and window, concrete floor, power and lighting, fitted store cupboard.

To the side of the garage a gated access leads round to:

ESTABLISHED GARDENS

Fenced to the side and rear boundaries and not over looked, the gardens include a nice lawned area with established stocked borders, green house, outside lighting, paved patio, raised planter with the gardens continuing round to the rear where there is a further patio area, external socket, outside tap, further outside lights, gravelled area with established stocked borders with delightful plants, shrubs and bushes.

DIRECTIONS

From the centre of Spalding, proceed in a westerly direction along Winsover Road, over the level crossing and immediately left in to St John's Road. Proceed to the T junction turning left into Hawthorne Bank, over the level crossing and the property is situated on the left hand side indicated by the agent's for sale board.

AMENITIES

Local primary schools and shops within easy walking distance and the town centre is around three quarters of a mile from the property offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The Cathedral City of Peterborough is 19 miles to the south and has a fast train link with London King's Cross, minimum journey time 46 minutes.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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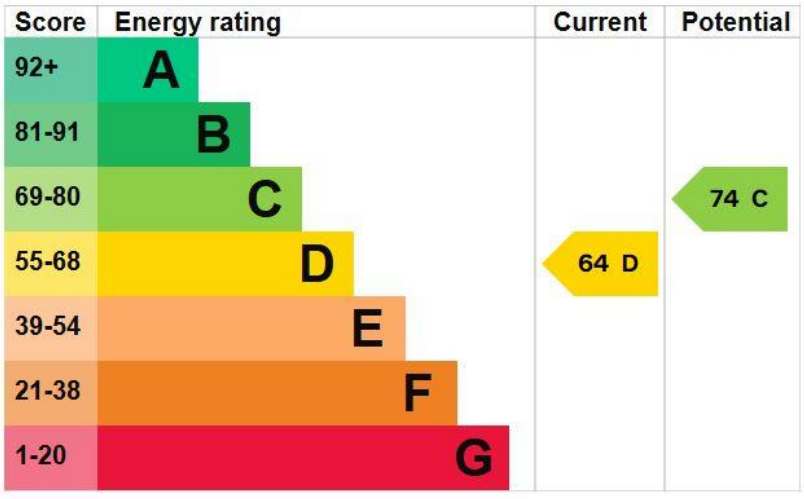

TENURE Freehold

SERVICES All mains

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
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Ref: S11832
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

OnTheMarket.com The Property Ombudsman rightmove.co.uk RICS