



Hawthorn Bank, SPALDING PE11 1JH

welcome to

Hawthorn Bank, SPALDING

Three bedroom end-terraced property, FULLY RENOVATED & CLOSE TO TOWN WITH RANGE OF AMENITIES. Open plan reception space & kitchen with integrated appliances. FAMILY BATHROOM WITH THREE PIECE SUITE. Large rear garden with lawn & RAISED PATIO SEATING AREA. Available with NO CHAIN



Lounge

12' 6" x 11' 11" (3.81m x 3.63m)

Having laminate flooring. Open plan with the Dining room.

Dining Room

10' 2" x 13' 3" (3.10m x 4.04m)

Comprising of laminate flooring. Open plan with the kitchen. Door leading to under stair cupboard.

Kitchen

12' 2" x 5' 9" (3.71m x 1.75m)

Having wall and base units. Single bowl sink. Laminate flooring. Built-in cupboards with wall mounted gas boiler. Integrated electric oven, four ring hob, extractor fan, dishwasher and washing machine. Space for fridge freezer. Side door leading to the garage.

Landing

Comprising of access to the loft with a pull down ladder.

Bedroom One

10' 8" x 12' (3.25m x 3.66m)

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)

Bedroom Three

14' 5" x 5' 9" (4.39m x 1.75m)

Bathroom

7' 6" x 5' 4" (2.29m x 1.63m)

Having a W/C. Inset sink. Bath with dual head thermostatic shower. Extractor. Heated towel rail. Fully tiled walls and floors. Situated downstairs.

Loft Space

14' 4" x 10' 1" (4.37m x 3.07m)

Fully boarded with lighting.

Exterior

Rear: Enclosed by fencing and hedging. Large lawn area. Raised patio area. Area for a vegetable plot to the rear.

Agents Note

Buyers should be aware this property is subject to previous fire damage. Please call the office for more information.

Agents Note

Council tax band to be confirmed. Please refer to the office for more information.



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welcome to

Hawthorn Bank, SPALDING

- FULLY RENOVATED THREE BEDROOM END TERRACED PROPERTY
- OPEN PLAN RECEPTION SPACE & KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS BATHROOM WITH THREE PIECE SUITE
- BOARDED LOFT SPACE WITH LIGHTING
- LARGE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: Deleted

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113140 - 0003

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