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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



27 Hawthorn Bank, Spalding PE11 1JJ

£119,950 Freehold

- Mid-Terraced Cottage
- Gas Central Heating
- 2 Bedrooms
- Courtyard Style Garden
- Viewing Recommended

Attractive Victorian mid-terraced cottage in convenient location close to shops, schools and the town centre. Enclosed courtyard style garden, gas central heating. 2 bedrooms, 2 reception rooms. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION UPVC front entrance door with obscure glazed fan light opening into:

SITTING ROOM 12' 4" x 11' 0" (3.78m x 3.37m) UPVC window to the front elevation, double radiator, power points, chimney breast and fireplace with raised brick hearth, 3 wall lights, door opening into:

DINING ROOM 9' 3" x 6' 10" (2.82m x 2.09m) minimum Ceramic floor tiles, ceiling light, double radiator, understairs store cupboard, central heating thermostat control, staircase off, square arch to:

KITCHEN 8' 9" x 7' 1" (2.68m x 2.18m) Modern wall mounted Ideal Logic gas fired central heating boiler, fitted base cupboards, eye level wall cupboards, roll



edged worktops, single drainer stainless steel sink unit with mono block mixer tap, tiled splashback, plumbing and space for washing machine, space for cooker with electric point and multi speed cooker hood, ceramic floor tiles, double radiator, ceiling light, window to the rear elevation, part glazed rear entrance door. Door to:

BATHROOM 8' 4" x 4' 5" (2.55m x 1.36m) including lobby area with pedestal wash hand basin with hot and cold taps, ceiling light, access to loft space, door into the remainder of the bathroom with panelled bath, low level WC, fully tiled walls, recessed ceiling light, radiator, obscure glazed window.

The measurement for the bathroom incorporates the main bathroom and lobby area with hand basin.

From the Dining Room the carpeted staircase rises to:

FIRST FLOOR LANDING Access to loft space, ceiling light, doors arranged off to:

BEDROOM 1 12' 4" x 11' 1" (3.78m x 3.38m) UPVC window to the front elevation, double radiator, ceiling light, recessed store cupboard.

BEDROOM 2 9' 1" x 7' 2" (2.79m x 2.19m) UPVC window to the rear elevation, radiator, ceiling light, bulk head from the stairs.

EXTERIOR The property fronts on to the pavement and to the rear there is:

ESTABLISHED COURTYARD STYLE GARDEN Paved patio areas, gravelled areas, timber shed, close boarded fencing to the side and rear boundaries and mature tree.

DIRECTIONS From the centre of Spalding proceed in a westerly direction along Winsover Road over the level crossing and continue taking a left hand turning into Hawthorn Bank opposite the Spar Shop and the property is situated after a short distance on the left hand side.

AMENITIES Local shops and schools are within easy walking distance as is the town centre which has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

Awaiting floorplan

Awaiting EPC

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

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: S11998

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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