



175a Hawthorn Bank, Spalding, PE11 2UN

£475,000

- Modern design style
- Impressive vaulted entrance hall
- Private driveway
- Oak frame two car car port
- Within easy access of the town centre
- Four good size bedrooms
- Two ensuite and a dressing room
- Ev charging point
- Bi folding doors to rear
- Ready to move in

One-of-a-Kind Four Bedroom Detached Home – Nearly 2,500 sq ft of Modern Elegance

Situated within close proximity to the town centre, this stunning and truly unique detached home showcases exceptional design and contemporary living at its finest. Thoughtfully planned throughout, every detail has been considered to create an impressive and inviting space.

From the moment you step into the grand entrance hall with its striking vaulted ceiling, this home continues to impress at every turn. To the rear, the heart of the property reveals a beautiful modern kitchen complete with a large central island and generous open-plan living spaces, perfect for entertaining and family life.

Upstairs, a stylish galleried landing enhances the feeling of space and light, leading to four well-proportioned double bedrooms. The main bedroom offers a luxurious retreat, featuring a dressing area and an elegant en-suite shower room.

Externally, the property sits on a low-maintenance plot, complemented by an open two-car carport that completes this stunning home perfectly.

This remarkable property truly needs to be seen to be fully appreciated, book your viewing today to experience everything it has to offer.

Entrance Hall 11'6" x 10'7" (3.52m x 3.25m)



Composite door to front with glazed side panels. Stairs to first floor landing.

Cloakroom



UPVC window to front. Toilet Wash hand basin set in vanity unit.

Study 9'3" x 14'0" (2.82m x 4.27m)



UPVC window to front.

Lounge 15'3" x 14'0" (4.65m x 4.27m)



Aluminium bi-fold doors to side and rear.

Kitchen/Dining Room 15'3" x 25'3" (4.65m x 7.71m)



Aluminium bi-fold doors to rear and window to rear. Matching wall and tall wall units with work surfaces over and matching upstands. Inset sink drainer with mixer tap over. Island unit with built in storage. Electric hob with extractor hood over. Built in eye level oven and grill. Integrated dishwasher. Integrated fridge/freezer.



Utility Room 5'11" x 10'2" (1.82m x 3.12m)



UPVC window to front and door to side. Matching base and tall wall unit with work surface over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Storage cupboard housing hot water cylinder.

First Floor Landing 15'1" x 10'8" (4.62m x 3.26m)



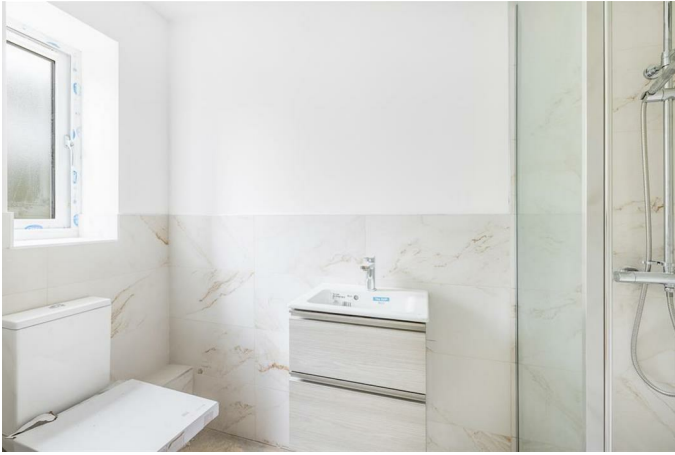
Picture window to front. Doors to bedrooms and bathroom.

Bedroom 1 11'9" x 11'6" (3.60m x 3.52m)



UPVC window to rear. Radiator.

En-suite 3'10" x 8'9" (1.17m x 2.67m)



UPVC window to side. Shower cubicle with rainfall head and separate shower attachment. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Heated towel rail.

Dressing Room 7'6" x 8'9" (2.31m x 2.69m)



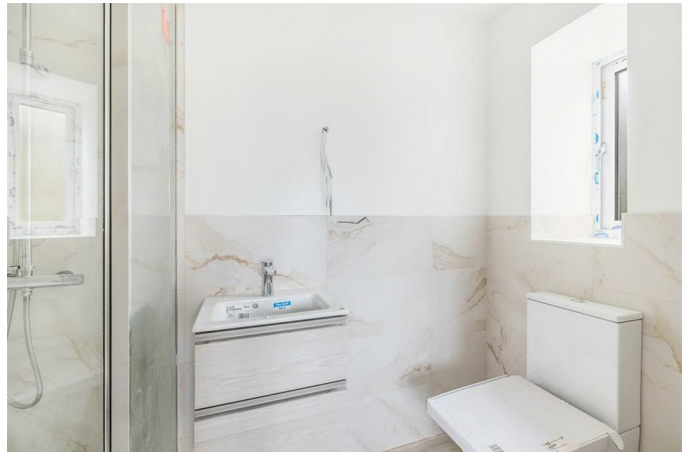
UPVC window to rear. Radiator.

Bedroom 2 8'7" x 11'9" (2.64m x 3.60m)



UPVC window to front. Radiator.

En-suite 3'9" x 8'1" (1.16m x 2.47m)



UPVC window to side. Shower cubicle with rainfall head and separate shower attachment. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Heated towel rail.

Bedroom 3 12'5" x 14'0" (3.79m x 4.27m)



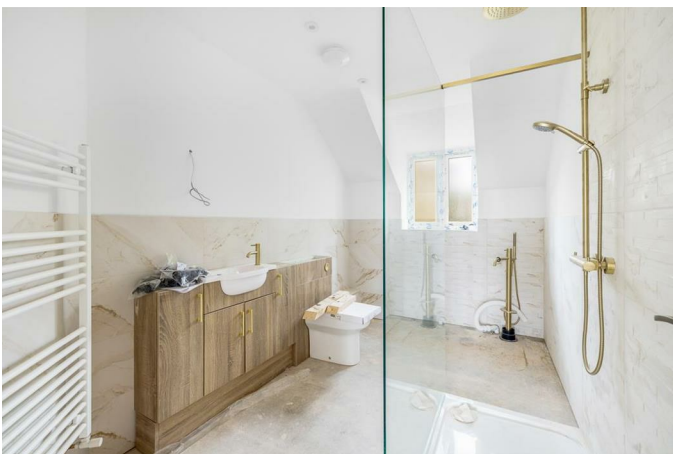
UPVC window to front. Radiator.

Bedroom 4 12'3" x 11'5" (3.75m x 3.50m)



UPVC window to rear. Radiator.

Bathroom 11'9" x 6'10" (3.60m x 2.10m)



UPVC window to rear. Oval bath with mixer tap. Shower cubicle with rainfall head and separate

shower attachment. Toilet. Wash hand basin set in vanity unit. Partially tiled walls. Heated towel rail. Extractor fan.

Outside



The front of the property is approached by a gravel driveway giving off road parking and leading to the double car port. Side gated access to the rear of the property.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area.

Double Car Port 19'8" x 19'3" (6.00m x 5.87m)



Dwarf brick wall and timber construction with a tiled roof. EV charging point.

Property Postcode

For location purposes the postcode of this property is: PE11 2UN

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this

responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
 Council tax band: TBC
 Annual charge: No
 Property construction: Brick built
 Electricity supply: Mains
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 Heating features: No
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

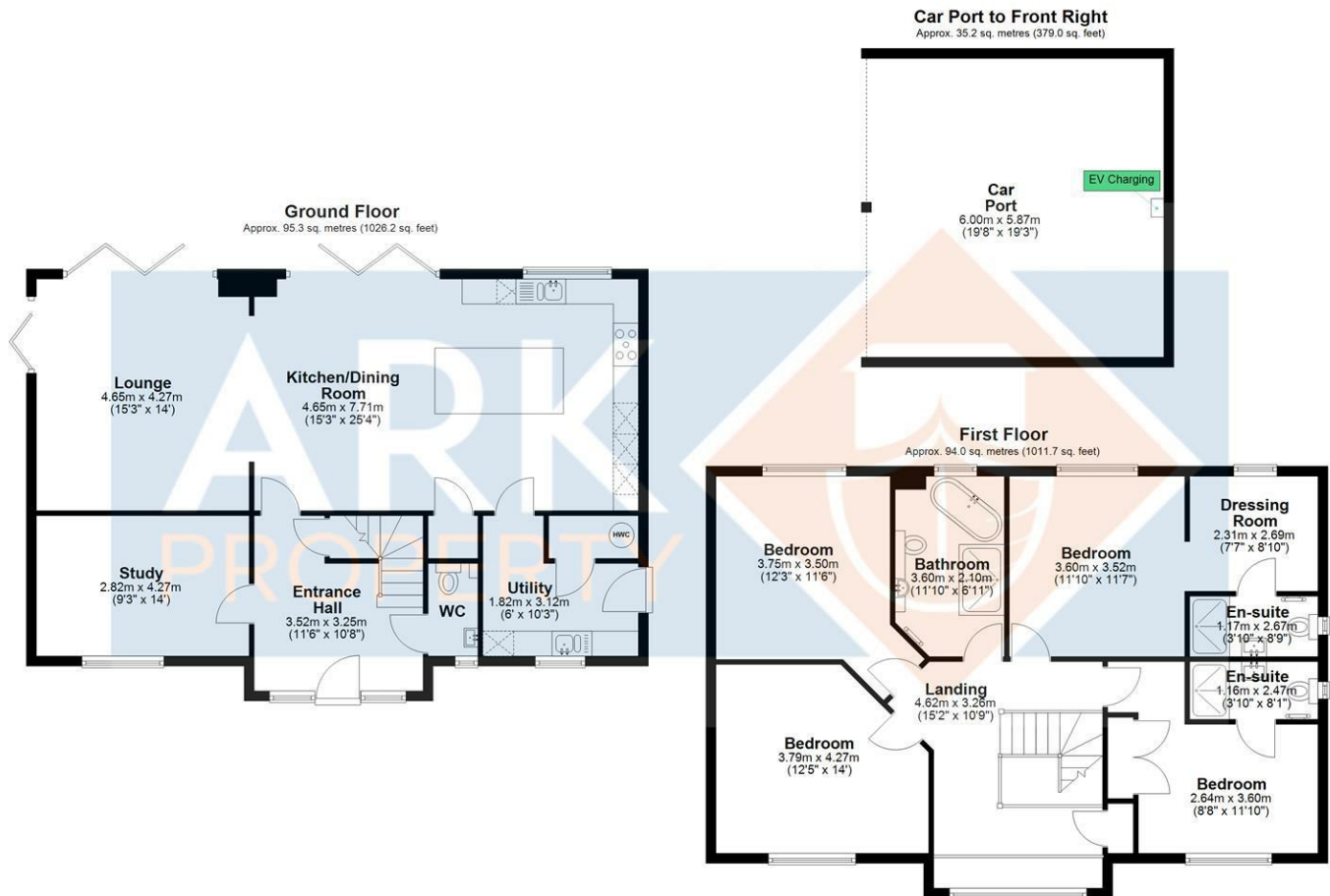
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and

do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

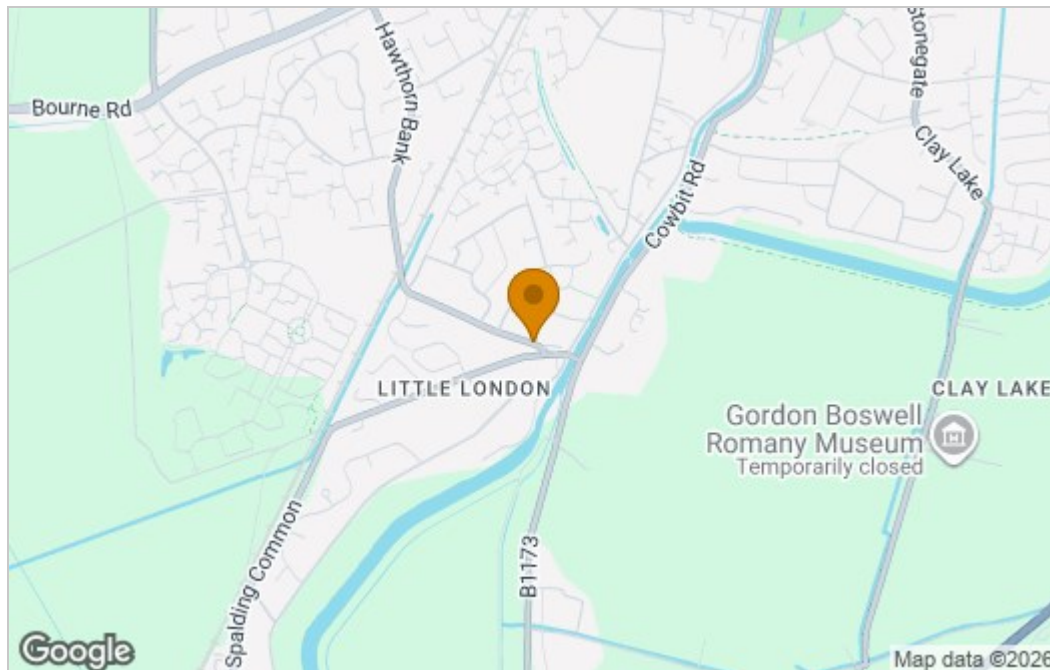
Floor Plan



Total area: approx. 224.5 sq. metres (2416.9 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

