



Hop Pole Row Main Road, Hop Pole Spalding PE11 3HJ

welcome to

Hop Pole Row Main Road, Hop Pole Spalding

Two double bedroom semi detached cottage, MODERNISED & EXTENDED TO THE REAR IN ITS CURRENT OWNERSHIP. Large lounge & OPEN PLAN KITCHEN DINER. Family bathroom & downstairs utility with fitted WC. Off road parking for 2-3 cars & fully enclosed rear garden with TIMBER WORKSHOP & SUMMERHOUSE



Entrance Hall

8' 4" x 7' 1" (2.54m x 2.16m)

With fitted hanging space for coats, tiled flooring, door to kitchen diner and door to:

Lounge

24' x 13' 2" (7.32m x 4.01m)

Having a fitted log burner with slate hearth. Stairs to first floor and door to utility

Dining Room

15' 4" x 13' 1" (4.67m x 3.99m)

Having a fitted log burner with slate hearth. Built in storage cupboard. Sliding uPVC door to garden.

Kitchen

12' 2" x 13' 10" (3.71m x 4.22m)

Having a range of wall and base units. Central island with built in storage. Intergrated Five ring hob, Two electric ovens. Space for a fridge and freezer. Tiled flooring.

Utility Room

8' 2" x 5' 7" (2.49m x 1.70m)

Fitted W/C. Belfast sink. Space for a washing machine. With tiled flooring.

Landing

Having loft access with pull down ladder and partly boarded, Lighting, Wall mounted LPG gas boiler.

Bedroom One

11' 8" x 13' 1" (3.56m x 3.99m)

Bedroom Two

6' 11" x 10' 10" excl. wardrobes (2.11m x 3.30m excl. wardrobes)

Comprising of a range of fitted wardrobes

Bathroom

9' 10" x 6' 11" (3.00m x 2.11m)

Having a high flush WC, pedestal sink and bath with dual head thermostatic shower over. Extractor. Victorian style Radiator with towel rail.

Front Garden

Comprising of a gravelled and blocked paved drive for multiple vehicles. With a gate to the rear garden.

Rear Garden

Having a fenced and hedged enclosed rear garden. Central lawn with shrubs and flower borders. Two fitted log stores, raised vegetable plot, raised decking and patio seating area to front and rear.

Timber Summerhouse

15' x 12' 1" (4.57m x 3.68m)

Having French doors to the front and power supplied from adjoining workshop.

Timber Workshop

20' 8" x 10' 1" (6.30m x 3.07m)

Having fitted work benches, power and lighting

Timber Store

14' 9" x 7' 6" (4.50m x 2.29m)

Having power.



check out more properties at williamhbrown.co.uk



welcome to

Hop Pole Row Main Road, Hop Pole Spalding

- BEAUTIFUL & DECEPTIVELY SPACIOUS TWO BEDROOM COTTAGE
- LARGE LOUNGE & OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM & DOWNSTAIRS UTILITY ROOM WITH WC
- OFF ROAD PARKING FOR 2-3 CARS
- FULLY ENCLOSED REAR GARDEN WITH TIMBER WORKSHOP & ADJOINING SUMMERHOUSE

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
SDG112930 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk