



**Hawthorn Bank, Spalding PE11 1JJ**

**welcome to**

**Hawthorn Bank, Spalding**

Two bedroom mid-terraced property, LOCATED ON THE OUTSKIRTS OF TOWN & GIVING EASY ACCESS TO A RANGE OF AMENITIES. Open plan lounge & dining room, kitchen & utility area. SHOWER ROOM WITH THREE PIECE SUITE. Fully enclosed garden & DETACHED GARAGE TO THE REAR



### **Lounge**

11' x 12' 3" ( 3.35m x 3.73m )

Having laminate flooring. Open plan with the dining room.

### **Dining Room**

7' 1" x 9' 7" ( 2.16m x 2.92m )

Comprising of Laminate flooring. Built-in under stair storage.

### **Kitchen**

8' 8" x 11' 2" ( 2.64m x 3.40m )

Comprising of wall and base units. Single bowl sink. Integrated electric oven, four ring induction hob, extractor. Tiled flooring. Door leading to the garden.

### **Utility Room**

9' 8" x 5' 8" ( 2.95m x 1.73m )

Having tiled flooring. Space for a washing machine, tumble dryer and fridge freezer. Built-in cupboard.

### **Shower Room**

4' 8" x 5' 1" ( 1.42m x 1.55m )

Having a W/C. Sink. Shower cubicle with electric shower. Extractor. Tiled walls and floors.

### **Bedroom One**

11' 1" x 12' 1" ( 3.38m x 3.68m )

Comprising of loft access.

### **Bedroom Two**

6' 11" x 9' ( 2.11m x 2.74m )

Having a wall mounted gas boiler.

### **Extractor**

Rear: Being enclosed by fencing. Central lawn.

Concrete seating area. Path to rear gate leading to the garage.



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## Hawthorn Bank, Spalding

- TWO BEDROOM MID-TERRACED PROPERTY ON THE OUTSKIRTS OF TOWN
- OPEN PLAN LOUNGE & DINING ROOM, KITCHEN & UTILITY AREA
- FULLY ENCLOSED REAR GARDEN
- DETACHED GARAGE TO REAR
- IDEAL FIRST TIME PURCHASE OR INVESTMENT

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113369 - 0003

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