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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4, Hawthorn Bank, Spalding PE11 1JH

GUIDE PRICE - £125,000 Freehold

- Inner Terraced Property
- Two Reception Rooms
- Three Bedrooms
- Convenient for Town
- No Onward Chain

Inner terraced property convenient for local shops and the town centre. Gas central heating, UPVC windows, small rear courtyard and slightly offset garden area. Two reception rooms, Kitchen, Bathroom to the ground floor; three bedrooms (direct access through bedroom two into bedroom 3) to the first floor, no onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

UPVC front entrance door with obscure glazed fan light to:

SITTING ROOM

11' 10" x 10' 11" (3.61m x 3.33m) UPVC front window, chimney breast with imitation stone panelling, fitted carpet, radiator, coved and textured ceiling, dado rail, glazed panel door to:

DINING ROOM

13' 7" x 9' 3" (4.15m x 2.82m) (max) (narrowing at the chimney breast). Laminated flooring, radiator, coved and textured ceiling, ceiling light with propeller style fan, walk-in under stairs store cupboard/pantry, staircase off. Glazed door to:



KITCHEN

12' 2" x 7' 4" (3.73m x 2.24m) plus recess. Fully tiled walls, glazed roof light, half glazed UPVC rear entrance door and obscure glazed UPVC rear window, worktop with single drainer stainless steel sink with mixer tap, cupboards beneath, space for electric cooker, further worktop with cupboards beneath, eye level wall cupboards, plumbing and space for washing machine, door to:

BATHROOM

8' 3" x 5' 11" (2.54m x 1.81m) Three piece white suite comprising panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled floor, fully tiled walls, textured ceiling, extractor fan, ceiling light, two obscure glazed UPVC side windows.

From the corner of the dining room access is gained to the staircase which rises to the:

SMALL FIRST FLOOR LANDING

Ceiling light, access to loft space, doors arranged off to:

BEDROOM 1

11' 10" x 10' 11" (3.63m x 3.33m) (narrowing at the chimney breast) Coved cornice ceiling light, radiator, UPVC front window.

BEDROOM 2

12' 11" x 9' 3" (3.94m x 2.82m) Coved and textured ceiling, ceiling light, radiator, UPVC rear window, doorway with three steps down into:

BEDROOM 3

11' 0" x 5' 11" (3.37m x 1.82m) UPVC side window, radiator, ceiling light, coved cornice, walk-in store cupboard housing the modern Ideal Logic gas fired central heating boiler.

DIRECTIONS

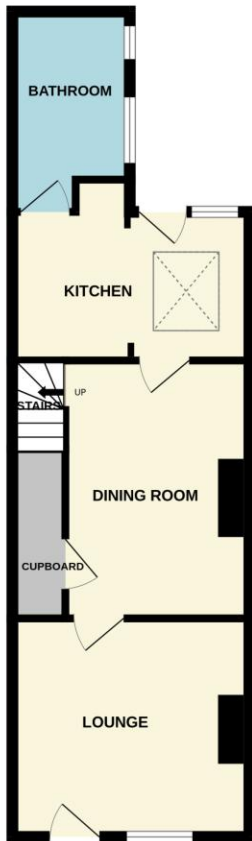
From Spalding, proceed in a westerly direction along Winsover Road, over the level crossing continuing to the crossroads at the junction with Bourne Road, turning left into Hawthorne Bank. The property is situated on the right opposite the Londis convenience store.

AMENITIES

Local shops and schools and the town centre all within easy walking distance. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15865

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		