

Hawthorn Bank, Spalding, Lincolnshire, PE11 2UN.



Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2



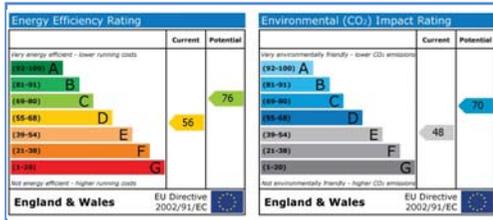
Lounge



Re-fitted Bathroom



Enclosed Rear Garden



Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

# Harrison Rose

Estate Agents

## FOR SALE



Detached three bedroom family home located in Spalding.

Hawthorn Bank, Spalding, Lincolnshire, PE11 2UN.

OFFERS OVER

**£230,000**

- DETACHED FAMILY HOME
- THREE BEDROOMS
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- NO FORWARD CHAIN



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Ref: S016

www.harrisonroseproperty.com

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## Ground Floor

- Hall**  
Entrance door, stairs leading to landing, double glazed window to side, door to:
- Lounge** 3.75m (12'4")max x 3.12m (10'3")max  
Bow window to front, double glazed window to side, single radiator.
- Re-fitted Kitchen** 2.66m (8'9")max x 2.84m (9'4) max  
Re-fitted with a matching range of base and eye level units with worktop space over, built-in oven and grill, four ring hob with extractor hood over, tiled splashbacks, tiled flooring, double glazed window to rear, open plan to:
- Diner** 4.08m (13'5") x 2.81m (9'3")  
Double glazed window to side, single radiator, spotlights, french doors to rear garden.
- Porch**  
Double glazed window to side, door to side of property, further doors to:
- WC**  
Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, double glazed window to side.
- Utility** 2.81m (9'3")x 1.64m (5'4")  
Fitted with base units and cupboards, access to wall mounted gas boiler, double glazed window to side.

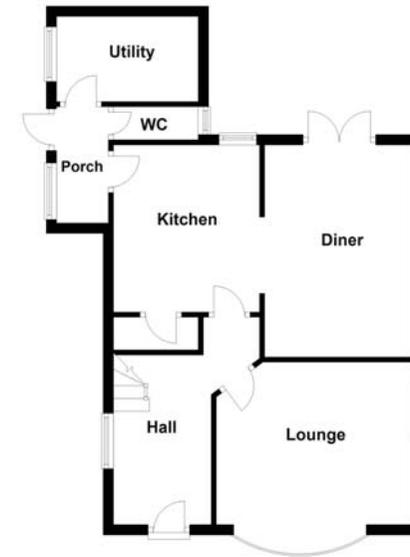
## First Floor

- Landing**  
Double glazed window to the side, doors to:
- Bedroom 1** 3.45m (11'4")max x 3.12m (10'3")  
Double glazed window to side, bow window to front, single radiator.
- Bedroom 2** 3.45m (12'6") max x 2.79m (9'2") max  
Double glazed window to rear, built-in wardrobe, single radiator.
- Bedroom 3** 2.62m (8'7") x 2.50m (8'2")  
UPVC double glazed window to front, single radiator.
- Bathroom**  
Fitted with a four piece suite comprising a bath with shower attachment, shower cubicle, pedestal wash hand basin and low-level WC, tiled splashbacks, frosted double glazed window to rear.
- Outside**  
The front of the property is mainly laid to gravel allowing for ample off road parking. Rear garden, mainly laid to turf with a patio area.

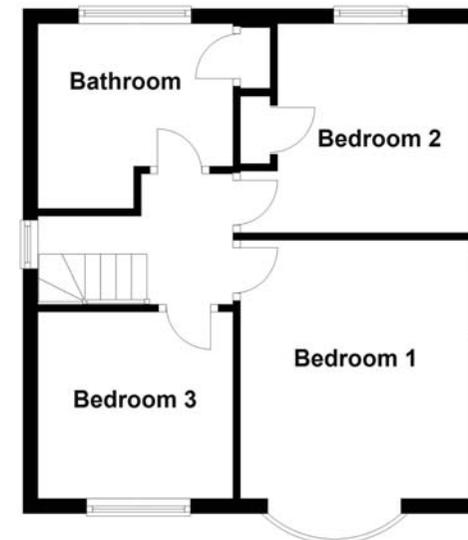
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -