

Hawthorn Bank, Spalding, Lincolnshire, PE11 1JJ.



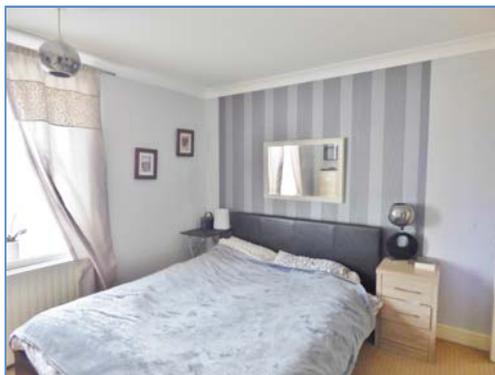
Kitchen



Lounge



Dining Room



Bedroom



Low Maintenance



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 Ltd

## FOR SALE



Semi-detached, four bedroom family home in Spalding.

Hawthorn Bank, Spalding, Lincolnshire, PE11 1JJ.

- INVESTMENT OPPERTUNITY
- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- LOW MAINTENANCE GARDEN
- NO FORWARD CHAIN

OFFERS OVER

**£125,000**



T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S049

www.harrisonroseproperty.com

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## Ground Floor

**Lounge** 3.45m (11'4") x 3.44m (11'4")

Entrance door, double radiator, stairs leading to landing, uPVC double glazed window to front, open plan to:

**Dining Room** 3.45m (11'4") x 3.15m (10'4")

Double radiator, stairs leading to landing, open plan to:

**Kitchen** 3.45m (11'4") x 2.77m (9'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for washing machine and cooker, uPVC double glazed window to side, door to rear garden, further door to:

## Bathroom

Fitted with a three piece suite comprising a bath with shower attachment, low level WC and pedestal wash hand basin, tiled splashbacks, uPVC double glazed window to rear.

## First Floor

### Landing

Stairs leading to landing, door to:

**Bedroom 1** 3.45m (11'4") x 3.44m (11'4")

UPVC double glazed window to front, double radiator.

**Bedroom 2** 3.05m (10') x 1.93m (6'4")

UPVC double glazed window to rear, single radiator.

**Bedroom 3** 2.78m (9'1") x 1.75m (5'9")

UPVC double glazed window to rear, double radiator.

## Second Floor

### Landing

Door to:

**Bedroom 4/ Attic** 3.46m (11'4") x 3.11m (10'2")

Two skylights, double radiator.

## Outside

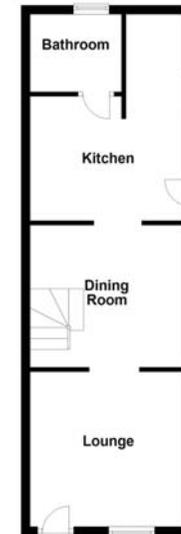
The front of the property is enclosed via a dwarf wall, with pathway leading to front entrance door.

Enclosed low maintenance garden, mainly laid to decorative gravel with a patio area to the rear.

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- Call today to arrange your free valuation -

Ground Floor



Second Floor



First Floor



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