



22C Hawthorn Bank, Spalding, PE11 1JH

£175,000

- Located in the heart of Spalding with easy access to the town centre and local amenities
- Tucked away behind neighbouring properties, offering added privacy
- Ample front parking and a single garage
- Sociable kitchen-diner and spacious lounge with double doors to a raised decking area
- Garden with delightful views, offering a blank canvas for landscaping
- Two well-proportioned bedrooms and a generously sized family bathroom upstairs

Hawthorn Bank, located in the heart of Spalding, offers easy access to the town centre and all local amenities, yet is tucked away behind neighbouring properties for added privacy. The front of the home features ample parking and a single garage. Inside, the property is beautifully presented with a sociable kitchen-diner, a spacious lounge with double doors opening onto a raised decking area, showcasing delightful garden views. The garden itself is a blank canvas, ready to be transformed by green-fingered enthusiasts. Upstairs, you'll find two well-proportioned bedrooms and a generously sized family bathroom. This home is a fantastic opportunity, offering both a peaceful retreat and convenience to Spalding's vibrant amenities.

Entrance Hall

Entrance door to front. Radiator. Laminate flooring.

Lounge 11'4" x 15'10" (3.46m x 4.84m)



French doors and window to rear. Radiator. Carpeted.

Kitchen 11'8" x 12'6" (3.56m x 3.83m)



Window to front. Matching wall and base units. Sink unit with drainer and mixer tap. Tiled splash back. Radiator. Laminate flooring. Integrated eye level oven and grill. Electric hob with extractor hood. Space for fridge freezer. Space and plumbing for washing machine.

First Floor Landing 6'8" x 6'6" (2.04m x 1.99m)



Loft access. Carpeted.

Bedroom 1 11'4" x 15'10" (3.46m x 4.85m)



Two windows to rear. Radiator. Carpeted.

Bedroom 2 11'10" x 9'0" (3.63m x 2.76m)



Box bay window to front. Radiator. Carpeted.

Bathroom 8'7" x 6'5" (2.62m x 1.98m)

Window to front. Comprising of a Three piece suite. Panelled bath with shower over. Glass shower screen. Toilet Wash hand basin. Radiator. Shaver point. Airing cupboard housing boiler. Laminate flooring. Partially tiled walls.

Outside

The front of the property has a pathway leading to the front door.

The rear garden is enclosed by timber fencing. Timber decking area (2.96m x 4.67m) with steps leading down to a lawn area.

Garage 19'1" x 9'5" (5.82m x 2.89m)

Up and over door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 1JH

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating. Vendor advises a new combi boiler fitted in 2025 with a 10 year warranty.

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data.

Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D63

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

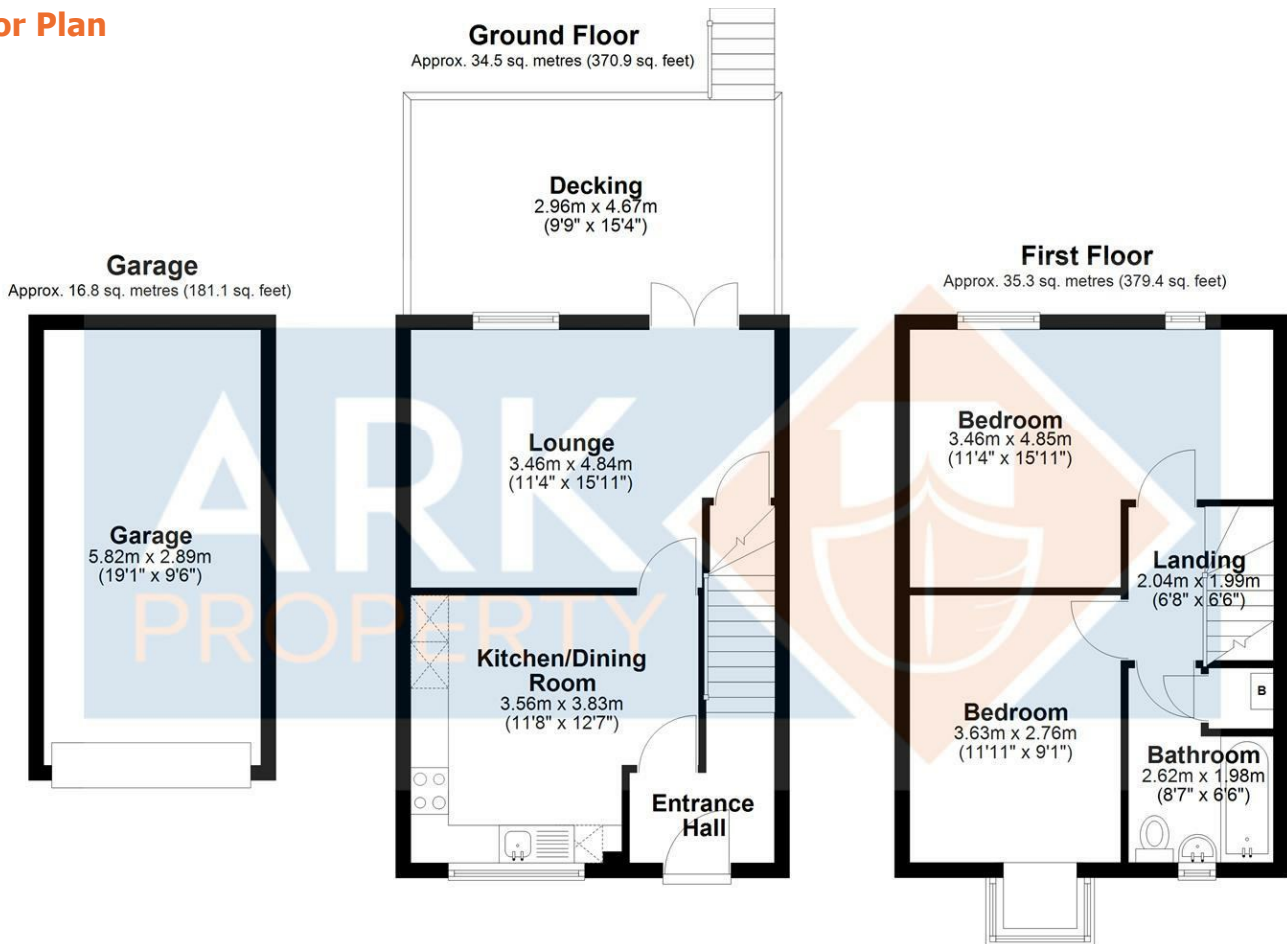
We have strong relationships with a panel of

trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

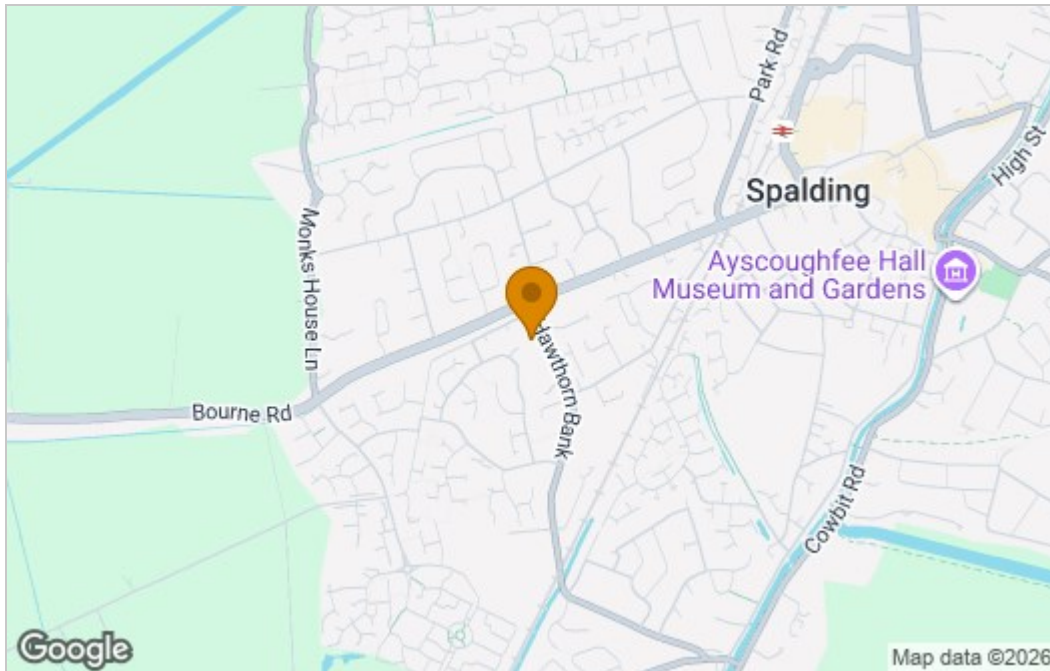
Floor Plan



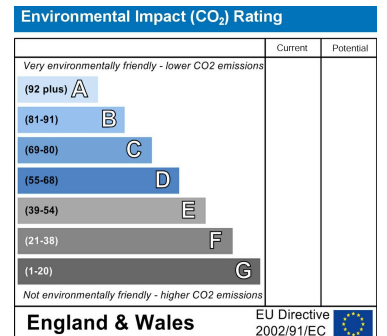
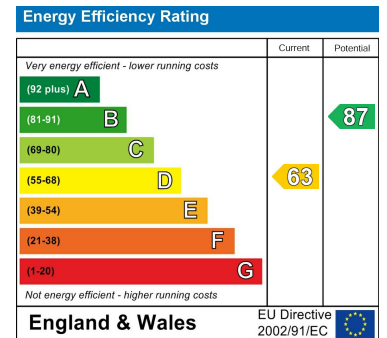
Total area: approx. 86.5 sq. metres (931.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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