



**157 Hawthorn Bank, Spalding, PE11 2UN**

**£259,700**

- Great layout
- Detached double garage (partially converted)
- Set back from main road
- Neutral decor throughout
- Detached bungalow
- Close proximity to local amenities
- Wet Room
- Low maintenance rear garden



Ideally located with easy access to town and great transport links to Peterborough, this charming three-bedroom bungalow has been lovingly maintained and is ready for its new owner.

Inside, you'll find three well-sized bedrooms and a stylish kitchen-diner that overlooks the rear garden —perfect for both everyday living and entertaining. Outside, the property is set back from the road, offering ample parking and a detached double garage, partially converted into a fantastic workshop space.

### Entrance Hall



UPVC door to front. Radiator. Carpeted. Storage cupboard. Cupboard housing the boiler.

### Lounge 15'7" x 11'10" (4.76m x 3.63m)



UPVC bay window to front. Radiator. Carpeted. Gas fire (disconnected gas) with fire surround.

### Kitchen 10'2" x 15'10" (3.11m x 4.84m)



UPVC window to rear. UPVC bay window to rear. Howdens matching base and eye level units with work surfaces over. Composite sink unit with mixer tap over. Built in eye level double oven and grill. Electric induction hob with extractor over. Space for under counter fridge/freezer. Wood effect vinyl flooring.

### Bedroom 1 14'11" x 12'0" (4.56m x 3.68m)



UPVC bay window to front. UPVC window to side. Radiator. Carpeted. Built in wardrobes and drawers.

### Bedroom 2 10'0" x 11'10" (3.05m x 3.63m)



UPVC window to side. Radiator. Carpeted. Built in wardrobes.

**Bedroom 3 11'10" x 11'10" (3.63m x 3.63m)**



UPVC window to rear. Radiator. Carpeted.

**Wet Room 4'11" x 11'10" (1.50m x 3.61m)**



UPVC window to side. Tiled flooring. Open shower area. Toilet. Wash hand basin. Radiator. Spot lights. Extractor fan.

**Utility Room 6'4" x 3'8" (1.94m x 1.13m)**

Worktop and eye level units. Space and plumbing for washing machine. Radiator. Tiled flooring.

**Lobby**

UPVC door to side. Wood effect flooring.

**Cloakroom**



UPVC window to side. Toilet with built in wash hand basin. Wood effect flooring.

**Outside**

Front: Gates enclosing the lawn and shrubbery area. Sweeping driveway and turning point giving parking for several vehicles leading to garage. Rear: Enclosed by timber fencing. Lawn area. Patio area. Pathway leading to gravel area.

**Garage/Workshop 18'0" x 21'2" (5.51m x 6.47m)**



Brick built garage with vehicular door. Pedestrian door and window to front and window to side. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2UN

**Additional Information**

PLEASE NOTE:

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

### Verified Material Information

Tenure: Freehold  
Council tax band: C  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Scottish Widows  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is None 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 - very low. Rivers and the sea - very low. 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: D55

### 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.

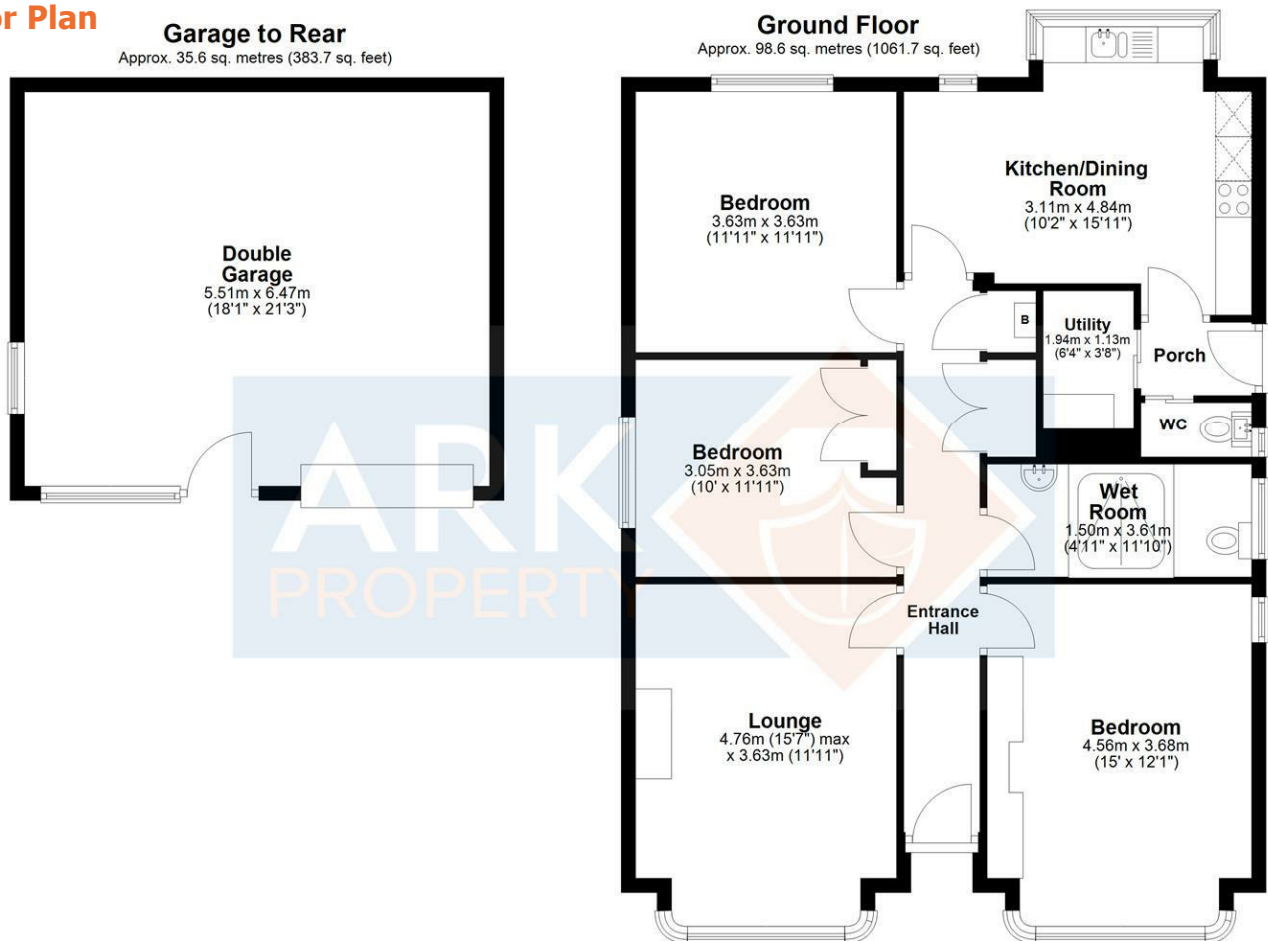
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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 firm's 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. 134.3 sq. metres (1445.4 sq. feet)

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

## Area Map



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## Energy Efficiency Graph

