



22C HAWTHORN BANK

SPALDING, PE11 1JH

£175,000
FREEHOLD

Situated in a secluded position just a short distance from Spalding town centre, this well-presented two-bedroom home offers the perfect balance of privacy and convenience. The accommodation includes a spacious lounge with French doors leading onto a raised decking area, a sociable kitchen-diner, two generous bedrooms and a family bathroom. Outside, the property benefits from ample off-road parking, a single garage and an enclosed rear garden that provides a fantastic opportunity for buyers to create their ideal outdoor space. Ideal for first-time buyers, downsizers or investors, this charming home is within easy reach of local amenities, schools and transport links, making it an excellent opportunity in a sought-after location.

22C HAWTHORN BANK

- Tucked away in a private position close to Spalding town centre
- Spacious two-bedroom home ideal for first-time buyers or investors
- Generous lounge with French doors opening onto the rear garden
- Raised decking area perfect for outdoor entertaining
- Modern kitchen-diner with ample storage and dining space
- Two well-proportioned double bedrooms
- Large family bathroom with shower over bath
- Enclosed rear garden offering excellent potential for landscaping
- Ample off-road parking and single garage
- Convenient location within easy reach of shops, schools and transport links



Summary

Hidden Gem in the Heart of Spalding

Tucked away in a private position just moments from Spalding town centre, Hawthorn Bank offers the perfect blend of convenience, privacy and potential. Set back from neighbouring properties and enjoying a secluded feel, this well-presented two-bedroom home is ideal for first-time buyers, downsizers or investors looking for a property in a highly convenient location.

Approaching the property, you'll find ample off-road parking and a single garage, providing practical and secure parking solutions. Inside, the accommodation is bright, spacious and thoughtfully laid out, with a welcoming entrance hall leading through to a generous lounge. French doors open onto an elevated decking area, creating a wonderful space for relaxing or entertaining while enjoying views across the rear garden.

The spacious kitchen-diner forms the heart of the home, offering plenty of storage, integrated cooking appliances and ample room for dining with family and friends.

Upstairs, the property boasts two excellent-sized bedrooms and a larger-than-average family bathroom, creating comfortable living accommodation throughout.

Outside, the enclosed rear garden offers a fantastic blank canvas for those looking to create their own outdoor haven. Whether you envision landscaped borders, a patio seating area or a family-friendly lawn, the space provides endless possibilities.

Located within easy reach of Spalding's shops, restaurants, schools and transport links, this charming home combines peaceful living with town-centre convenience.

Accommodation

Entrance Hall

Welcoming entrance hall with laminate flooring and radiator.

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

Spacious reception room with French doors opening onto the rear decking area and garden beyond.

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

Fitted with a range of wall and base units, integrated eye-level oven and grill, electric hob with extractor hood, sink unit and space for appliances.

First Floor Landing

With loft access.

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

Generous double bedroom overlooking the rear garden.

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

Well-proportioned second bedroom with attractive box bay window.

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

Comprising a three-piece suite with bath and shower over, wash hand basin and WC.

Outside

The front of the property benefits from a private driveway providing ample off-road parking and access to the garage.

To the rear is an enclosed garden featuring a raised timber decking area with steps leading down to a lawned garden, offering excellent potential for landscaping and outdoor entertaining.

Garage – 19'1" x 9'5" (5.82m x 2.89m)

Single garage with up-and-over door, power and lighting connected.

Additional Information

Tenure: Freehold

Council Tax Band: A

Gas Central Heating

New Combi Boiler Installed in 2025 (Vendor Advised) with 10-Year Warranty

Mains Water, Drainage and Electricity

Driveway & Single Garage

EPC Rating: D

Viewing is highly recommended to fully appreciate the privacy, space and potential this delightful home has to offer.

22C HAWTHORN BANK





22C HAWTHORN BANK

ADDITIONAL INFORMATION

Local Authority – South Holland

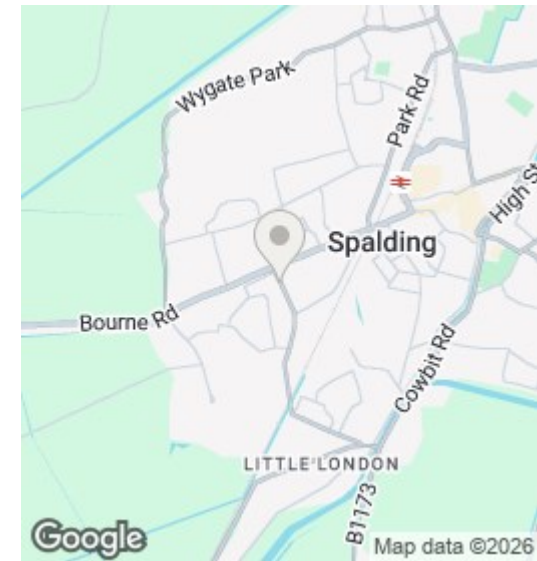
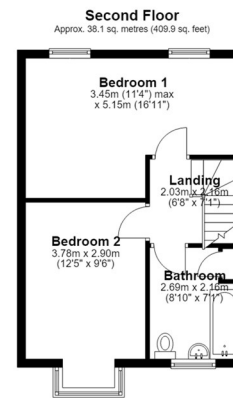
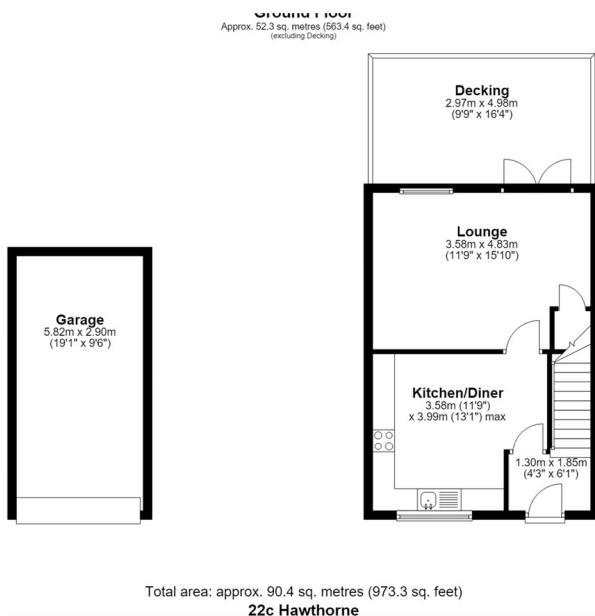
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 973.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

