



## 34 Haywain Drive, Spalding, PE11 3TQ

**£275,000**

- Spacious four bedroom detached family home in the popular Haywain Drive area
- Comfortable living room and separate dining room, perfect for family life and entertaining
- Fitted kitchen with adjoining utility room, offering practical and versatile space
- Convenient ground floor WC for guests and everyday use
- Principal bedroom with ensuite, plus three further bedrooms and a family bathroom
- Off-road parking, single garage and enclosed rear garden providing privacy and outdoor space



Situated on the popular Haywain Drive in Deeping St Nicholas, this well-proportioned four bedroom detached home offers spacious and versatile accommodation ideal for family living.

The ground floor comprises an inviting entrance hall, a comfortable living room, separate dining room, fitted kitchen, utility room and a convenient WC — providing excellent space for both everyday living and entertaining.

Upstairs, there are four bedrooms, including a principal bedroom with ensuite, alongside a family bathroom.

Externally, the property benefits from off-road parking, a single garage and an enclosed rear garden, creating a private and practical outdoor space.

**Entrance Hall 12'11" x 6'2" (3.96m x 1.88m)**



Composite glazed entrance door, skimmed ceiling, stairs to first floor landing with under stairs storage, wood flooring, radiator. Doors to dining room, kitchen and living room.



**Lounge 10'7" x 15'5" (3.25m x 4.70m)**



PVC double glazed window to rear and aluminium folding doors opening to the garden, coving to skimmed ceiling, laminate flooring, radiator, built in media wall with TV recess and built in storage.



**Dining Room 12'0" (into bay) x 8'8" (3.66m  
(into bay) x 2.66m)**



PVC double glazed bay window to front, skimmed ceiling, laminate flooring, radiator. Ideal as a dining room, play room, home office or similar.

**Kitchen 14'10" x 8'1" (4.53m x 2.48m)**



PVC double glazed window to front and side, skimmed ceiling with recessed spotlighting, tiled flooring, radiator. Fitted base and eye level units with roll edge work surface and tiled splashback, four ring electric hob with extractor hood over and integrated oven and grill under, space and plumbing for dishwasher, space for under counter fridge plus space for dining table or American style fridge freezer. Door to utility room.



**Utility Room 7'2" x 5'0" (2.19m x 1.53m)**



Composite glazed door to rear, skimmed ceiling, tiled flooring, radiator, fitted eye level units, worktop space with space and plumbing for washing machine and tumble dryer. Wall mounted Worcester oil fired central heating boiler. Door to WC.



### Cloakroom



Skimmed ceiling, extractor fan, laminate flooring, radiator. Fitted close coupled toilet with push button flush and wash hand basin with tiled splashback and chrome mixer tap set in vanity unit with built in storage.

### First Floor Landing



Skimmed ceiling with loft access (loft boarded), built in airing cupboard with hot water cylinder and slatted shelving. Doors to bedrooms and bathroom.

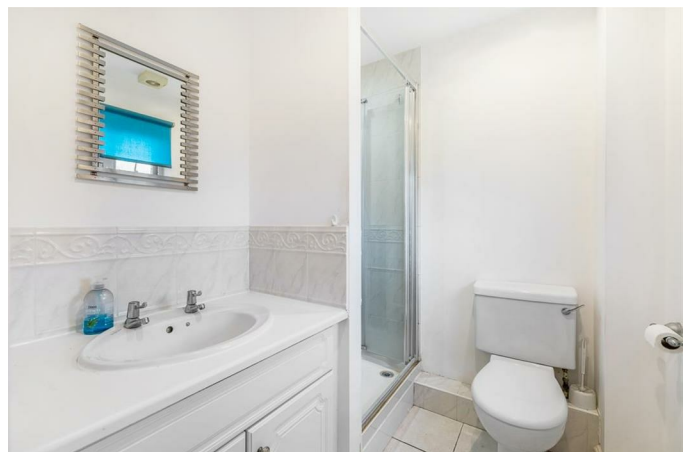
### Bedroom 1 12'2" x 8'11" (3.73m x 2.72m)



PVC double glazed window to front. Skimmed ceiling, radiator, built in double door wardrobe, door to ensuite.



### En-suite 5'5" x 6'3" (1.67m x 1.92m)



PVC double glazed window to front, skimmed ceiling with recessed spotlighting, extractor fan, shaver

point, radiator, tiled flooring. Fitted shower cubicle with glass folding door, close coupled toilet and wash hand basin set in vanity unit with built in storage.

**Bedroom 2 12'4" x 8'4" (3.77m x 2.55m)**



PVC double glazed window to front, skimmed ceiling, radiator.

**Bedroom 3 9'1" x 7'3" (2.79m x 2.23m)**



PVC double glazed window to rear, skimmed ceiling, radiator.

**Bedroom 4 7'0" x 8'11" (2.14m x 2.72m)**



PVC double glazed window to rear, skimmed ceiling, radiator.

**Bathroom 5'6" x 7'4" (1.70m x 2.25m)**



PVC double glazed window to rear, skimmed ceiling with recessed spotlights and extractor fan, radiator, shaver point. Fitted panel bath with chrome mixer tap and hand held shower attachment, close coupled toilet with push button flush and pedestal wash hand basin.

**Outside**



There is a driveway to the side of the property



offering off road parking and leading to the single garage. Gated access leads to the rear garden which is enclosed by timber fence and laid to lawn with timber deck seating area. Outside lighting and cold water tap available.



#### **Garage 16'4" x 8'4" (5.00m x 2.55m)**

Up and over vehicular door to front, power and light connected, fitted work bench.

#### **Property Postcode**

For location purposes the postcode of this property is: PE11 3TQ

#### **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: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil 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 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: C71

#### **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

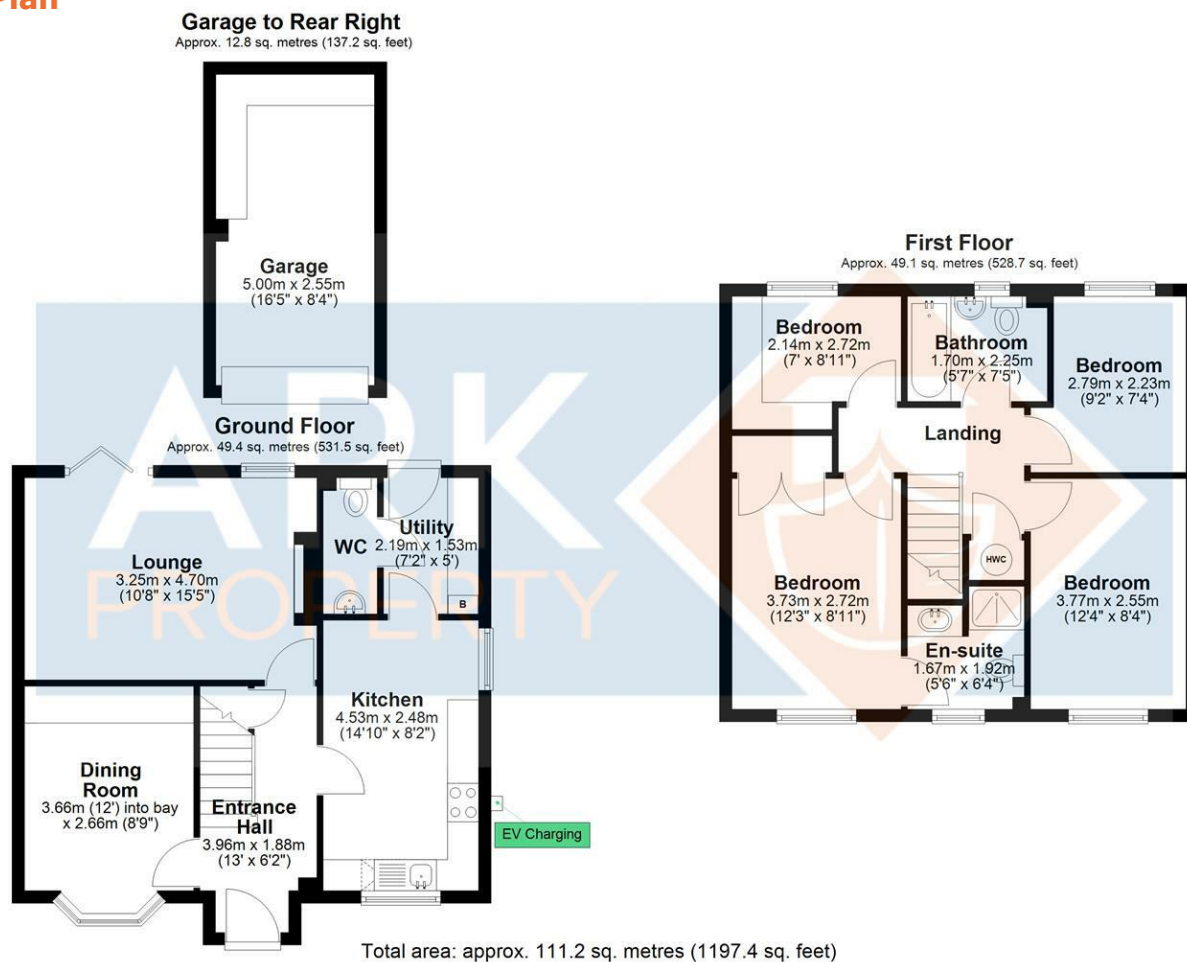
trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

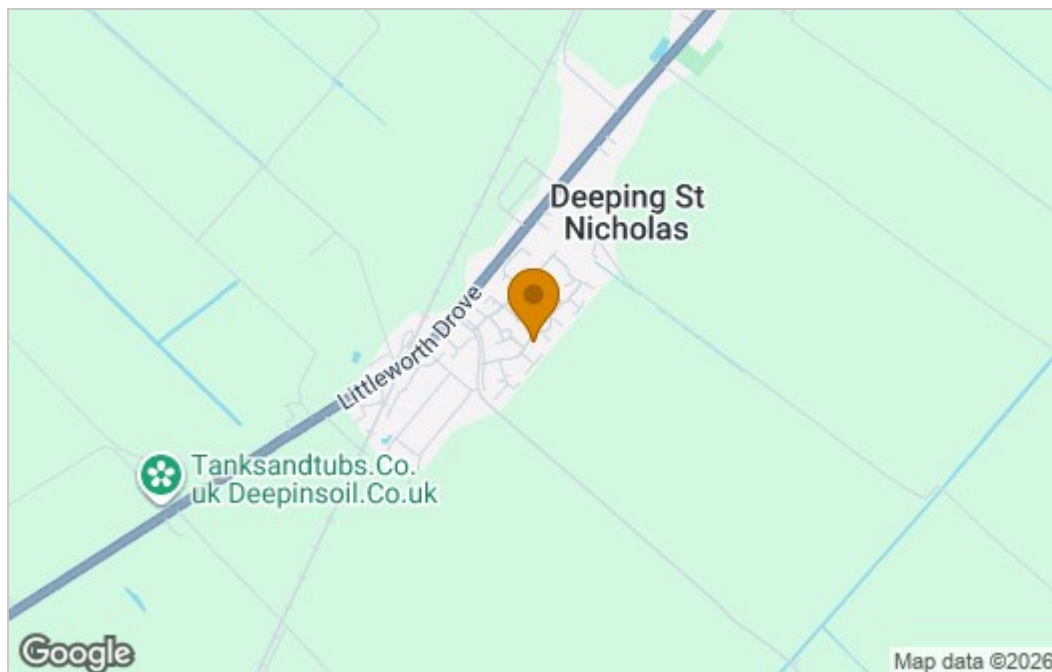


## Floor Plan

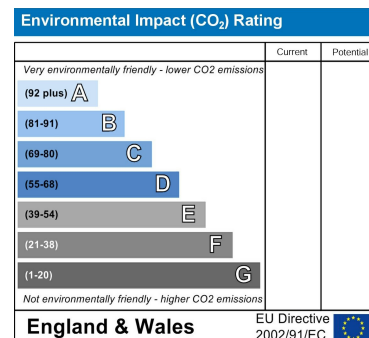
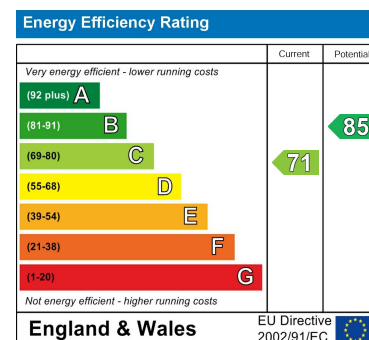


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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