



7 Horse Fayre Fields, Spalding, PE11 3FA

£275,000

Three bedroom detached family home situated in a popular residential area. Providing off road parking, generous sized rear garden and spacious accommodation throughout. Internally, the property comprises of entrance hallway, living room, kitchen, utility room, cloakroom, dining room and conservatory. The first floor offers, bedroom one with ensuite, two further bedrooms and family bathroom. Low maintenance front garden with off road parking and gated access to the rear. Wrap around rear garden mainly being laid to lawn with patio area ideal for seating and entertaining.

Call today to get your viewing booked in!

Entrance Hall 6'8" x 5'10" (2.04m x 1.78m)



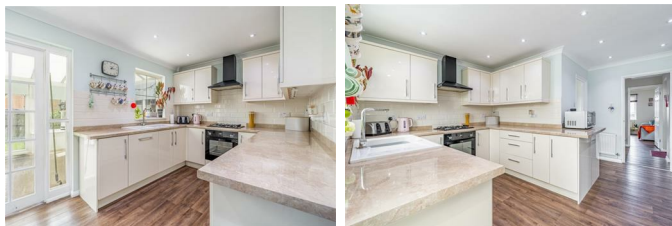
Composite glazed entrance door. Coving to textured ceiling. Radiator. Under stairs cupboard. Stairs to first floor landing. Door to:

Living Room 11'9" x 12'10" (3.60m x 3.93m)



PVCu double glazed windows to front and side aspect. Coving to textured ceiling. Radiator. Electric fireplace.

Kitchen 13'11" x 12'10" (4.26m x 3.92m)



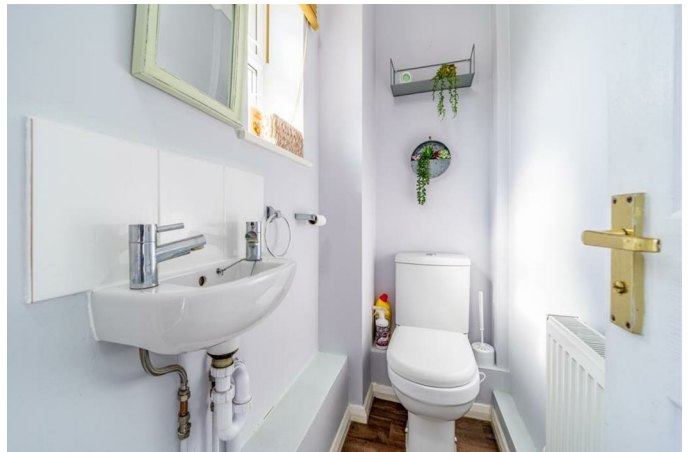
PVCu window to rear aspect. Fitted with a matching range of base and eye level units with worktop space and metro tiled splashback. Ceramic sink and drainer with chrome mixer tap over. Four ring gas hob with integrated oven under and extractor hood over. Integrated dishwasher. Coving to skimmed ceiling with recessed spotlights. Radiator. Opening to utility room.

Utility Room 6'3" x 5'1" (1.92m x 1.55m)



Composite part glazed door to rear garden. Coving to textured ceiling. Fitted with base unit with work surface over. Space and plumbing for washing machine. Wall mounted gas central heating boiler. Radiator.

Cloakroom 6'9" x 2'10" (2.06m x 0.88m)



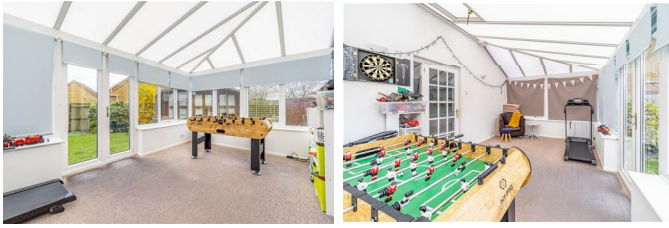
PVCu double glazed window to rear aspect. Fitted with close coupled toilet and wash hand basin with tiled splashback. Radiator. Extractor fan. Coving to textured ceiling.

Dining Room 12'9" x 8'9" (3.91m x 2.67m)



PVCu double glazed window to front aspect. Coving to skimmed ceiling. Radiator. Built in storage cupboard (1.23m x 2.53m).

Conservatory 10'5" x 19'0" (3.20m x 5.80m)



PVCu double glazed and brick construction with polycarbonate roof. Wall lights and power points. French doors opening to rear garden.

First Floor Landing 10'5" x 10'2" (3.19m x 3.12m)



PVCu double glazed window to side elevation. Coving to textured ceiling. Doors to bedrooms and bathroom. Radiator. Airing cupboard with slatted shelving. Loft access.

Bedroom One 9'1" x 12'9" (2.78m x 3.91m)



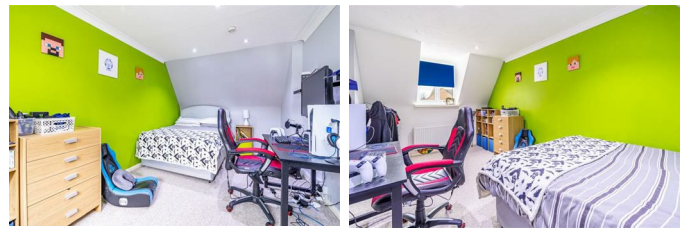
PVCu double glazed window to front elevation. Coving to textured ceiling. Radiator. Door to:

Ensuite 6'8" x 7'2" max inc shower cubicle (2.05m x 2.19m max inc shower cubicle)



PVCu double glazed window to side elevation. Radiator. Coving to textured ceiling. Fitted with tiled shower cubicle with mains shower and glass door. Close coupled toilet and wash hand basin with chrome mixer tap over. Recessed ceiling spotlights. Extractor fan.

Bedroom Two 16'11" x 8'9" (5.18m x 2.68m)



PVCu double glazed window to front elevation. Radiator. Recessed ceiling spotlights.

Bedroom Three 10'4" x 12'10" (3.16m x 3.93m)



PVCu double glazed window to rear elevation. Radiator. Coving to textured ceiling.

Bathroom 8'0" x 6'2" (2.44m x 1.89m)



PVCu window to side elevation. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and electric shower. Close coupled toilet and pedestal wash hand basin with chrome mixer tap over. Coving to textured ceiling with recessed ceiling spotlights. Extractor fan and chrome heated towel rail.

Front Garden



The front of the property is low maintenance with off road parking for two cars. Side gated access leading to the rear garden which is larger than average and wraps around the property.

Rear Garden



Generous sized rear garden mainly being laid to lawn. Patio area ideal for seating and entertaining. Timber shed and summerhouse all enclosed with timber fencing.

Property Postcode



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

Additional Information



Freehold with vacant possession on completion.

PLEASE NOTE:

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

Viewing



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.

Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money

Laundering Policy and this will be performed via Veriphy.

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 your funds from your solicitor.

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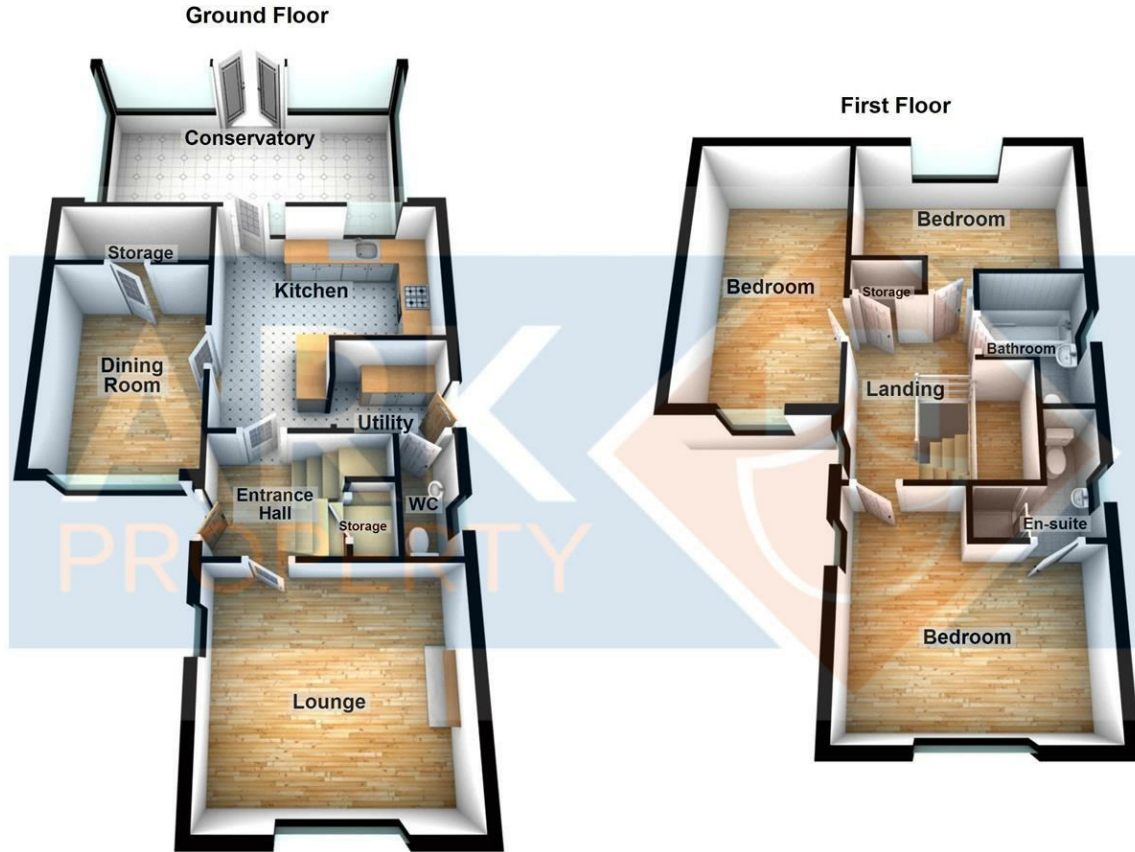
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

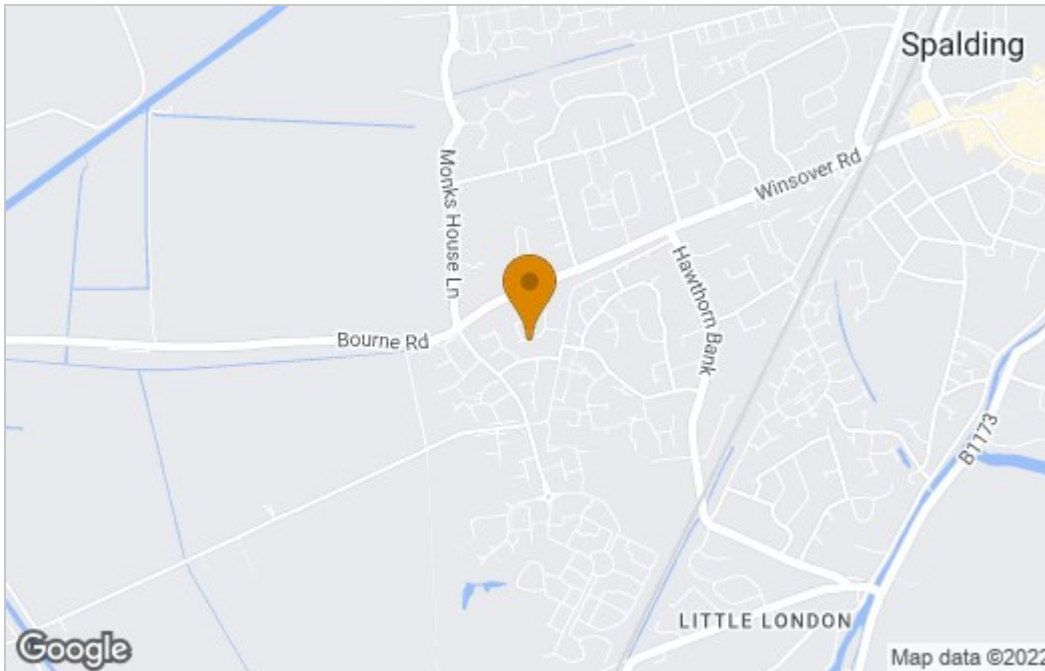
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Floor Plan

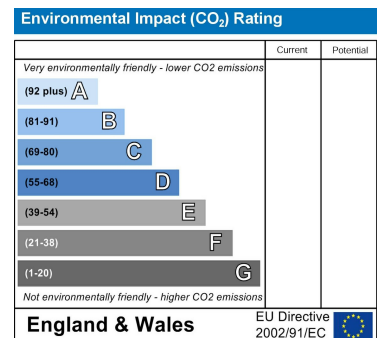
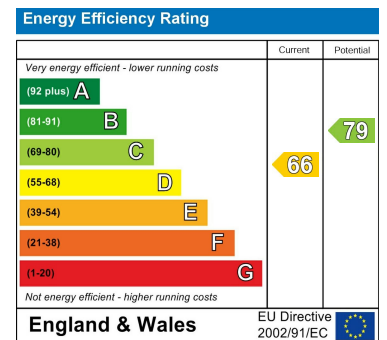


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Area Map



Energy Efficiency Graph



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