



39 The Hayfields, Spalding, PE11 3FE **Offers In The Region Of £260,000**

FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH TWO GARAGES! Set in a popular location is this four bedroom family home which is ideally located for local amenities and close to playing fields and family park.

The property comprises of living room with French doors to the rear garden, kitchen/diner and downstairs cloakroom, the first floor has three bedrooms and family bathroom with door leading through to stairs which take you up to the master bedroom suite. Outside there is an enclosed rear garden along with two garages which also have parking in front of them.

Entrance Hall

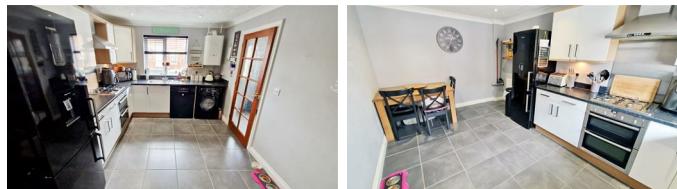
A half double glazed door leads to entrance hall with laminate flooring, radiator, under stairs storage cupboard.

Lounge 16'5" x 9'1" (5.00m x 2.77m)



Double glazed window to rear aspect along with double glazed French doors leading out to the rear garden, radiator, TV point and BT point.

Kitchen/Diner 14'9" x 9'8" (4.50m x 2.95m)



Double glazed window to front aspect. Cream shaker style base and wall units with wood effect work top over, integrated oven and hob and brushed steel extractor hood over, plumbing for washing machine and dish washer, tiled flooring and wall mounted boiler.

Cloakroom



Consisting of a low level WC, pedestal wash hand basin and radiator.

First Floor Landing

There is a door which gives access to stairs leading to the master bedroom suite, radiator and double glazed window to front aspect.

Bedroom 10'2" x 9'8" (3.10m x 2.95m)



Double glazed window to rear aspect, radiator and TV point.

Bedroom 9'7" x 8'1" (2.92m x 2.46m)



Double glazed window to front aspect, radiator and TV point.

Bedroom 10'2" x 6'5" (3.10m x 1.96m)



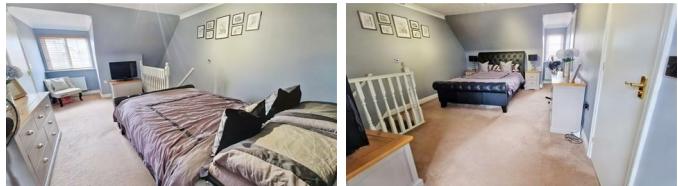
Double glazed window to rear aspect, radiator and TV point.

Bathroom



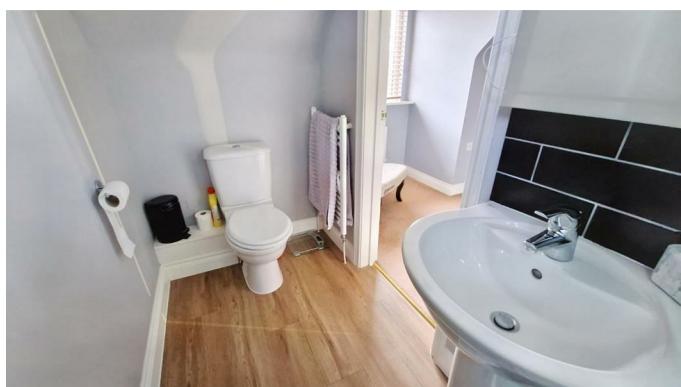
Consisting of a bath, low level WC, sink with vanity unit under, heated towel rail and double glazed window.

Master Bedroom 18'10" x 12' (5.74m x 3.66m)



Dual aspect double glazed Dorma windows, two radiators, TV point, loft access and an airing cupboard.

En Suite



Consisting of a shower cubicle, low level WC, pedestal wash hand basin, shaver point, heated towel rail and a double glazed window.

Outside



The rear garden has a patio leading to the lawn and gated access to the two garages.

Two Garages



The two garages are facing each other and both have up and over doors light and power.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: C

PLEASE NOTE:

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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.

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.

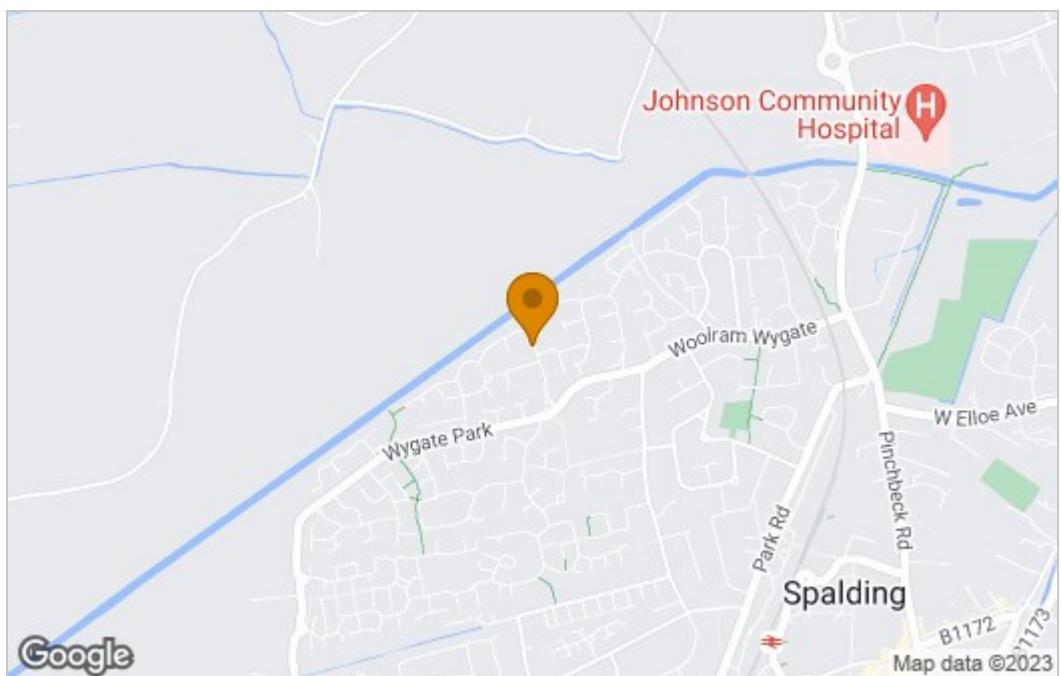
Property Postcode

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

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>