



## **4 Horse Fayre Fields, Spalding, PE11 3FA** **Offers In The Region Of £264,000**

- **Prime Location:** Situated in the desirable Horse Fayre Fields area of Spalding.
- **Detached Home:** Offering privacy and spacious living for families or professionals.
- **Three Double Bedrooms:** Generously sized, including ensuite to bedroom one.
- **Modern Living Spaces:** Stylish and comfortable interiors throughout the property.
- **Utility Room:** Providing extra functionality and storage space.
- **Downstairs Cloakroom:** Convenient for guests and everyday use.
- **Off-Road Parking:** Driveway accommodating two vehicles.
- **Enclosed Rear Garden:** Private outdoor space perfect for relaxation or entertaining.



Nestled in the sought-after area of Horse Fayre Fields, Spalding, this beautifully presented three-bedroom detached home is perfect for families or those seeking spacious living. The property boasts three generous double bedrooms plus ensuite, and a convenient downstairs cloakroom. A separate utility room adds to the home's practicality, while the modern kitchen and living spaces ensure comfort and style.

Externally, the property features off-road parking for two vehicles and a fully enclosed rear garden, ideal for outdoor entertaining or family relaxation.

This is a must-see home in a prime location – book your viewing today!

**Entrance Hall 6'5" x 8'2" (1.98m x 2.51m)**



Glazed entrance door. Coving to ceiling. Radiator. Understairs cupboard. Stairs to first floor.

**Lounge 11'8" x 12'9" (3.58m x 3.89m)**



PVC double glazed windows to front and side. Coving to ceiling. Radiator.

**Kitchen/Diner 13'10" x 12'9" (4.23m x 3.90m)**



PVC double glazed window to rear. Folding doors opening to conservatory. Matching base and eye level units with roll edge worktop over. Tiled splash back. Ceramic sink unit with drainer and chrome mixer taps over. 4 ring induction hob with extractor hood over. Integrated oven and grill with extractor over. Integrated dishwasher. 2 Radiators. Coving to ceiling. Vinyl flooring.



**Utility Room 5'0" x 5'10" (1.54m x 1.79m)**



PVC glazed door to side. Base units with worktop over. Tiled splash backs. Space for washing machine. Space for fridge/freezer. Coving to ceiling. Radiator. Vinyl flooring.

### Cloakroom



PVC double glazed window to side. Coving to ceiling. Extractor fan. Wash hand basin with chrome taps over. Close coupled WC. Tiled splash back. Vinyl flooring. Radiator.

**Conservatory 8'0" x 12'4" (2.46m x 3.78m)**



Brick and PVC construction with poly carbonate roof.

**Office 9'4" x 8'7" (2.85m x 2.62m)**

Office space which has been created with a rear portion of the garage and decorated internally with coving to ceiling. Carpeted. Fitted units with worktop space. Could be a handy space for an office, gym area or further storage etc.



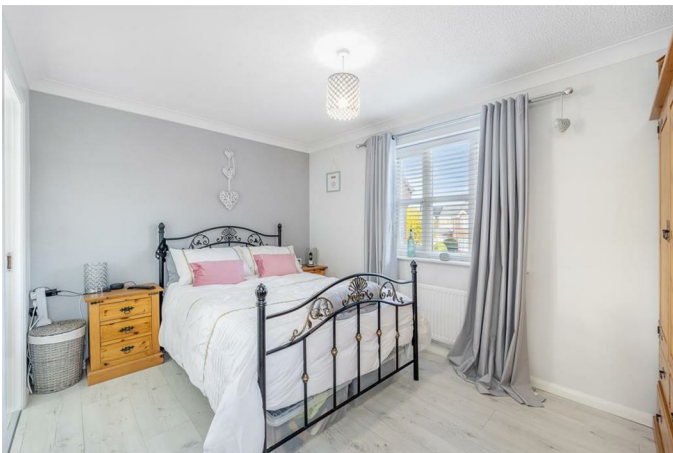
**First Floor Landing 10'4". x 9'8" (3.15. x 2.97m)**



PVC double glazed window to side. Radiator. Loft access. Built in airing cupboard with shelving and hot water cylinder.



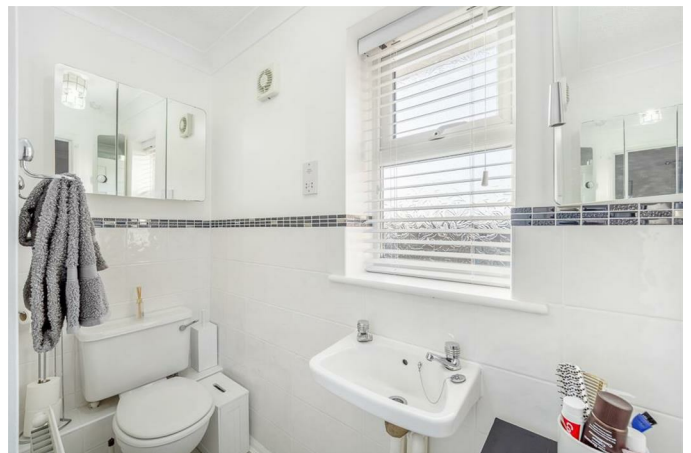
**Bedroom 1 9'1" x 12'9" (2.77m x 3.89m)**



PVC double glazed windows to front and side. Radiator. Laminate flooring. Coving to ceiling.



**En-suite 2'7" x 6'6" (0.81m x 1.99m)**



PVC double glazed window to side. Coving to ceiling, Extractor fan. Tiled shower enclosure with glass door with shower attachment over. Wash hand basin with chrome taps. Close coupled WC. Tiled splash backs. Vinyl flooring.

**Bedroom 2 16'3" x 8'9" (4.97m x 2.67m)**



PVC double glazed window to front. Coving to ceiling. Radiator. Laminate flooring.



**Bedroom 3 10'0" x 12'9" (3.05m x 3.89m)**



PVC double glazed window to rear. Coving to ceiling. Radiator. Laminate flooring.



**Bathroom 7'10" x 6'0" (2.41m x 1.83m)**

PVC double glazed window to side. Coving to ceiling. Panelled bath with chrome taps over and electric shower. Pedestal wash hand basin with chrome taps over. Close coupled WC with push button flush. Radiator. Vinyl flooring. Extractor fan. Shaver point.





## Outside



Front: Driveway with parking for one vehicle leading to the single garage. Additional gravelled hard standing space creating further parking space. Pathway leading round the side of the property to the rear garden.

Rear: Enclosed by timber fencing with secure gated access to side. Patio seating area. Well kept lawn. Timber decking to the rear of the garden. External lighting and outside tap.



### Garage 6'6" x 8'7" (2.00m x 2.62m)

This has been partially converted to the rear. Up and over vehicular door to front. Power and light connected.

### Property Postcode

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

### 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: Mains

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 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: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating:

### 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.

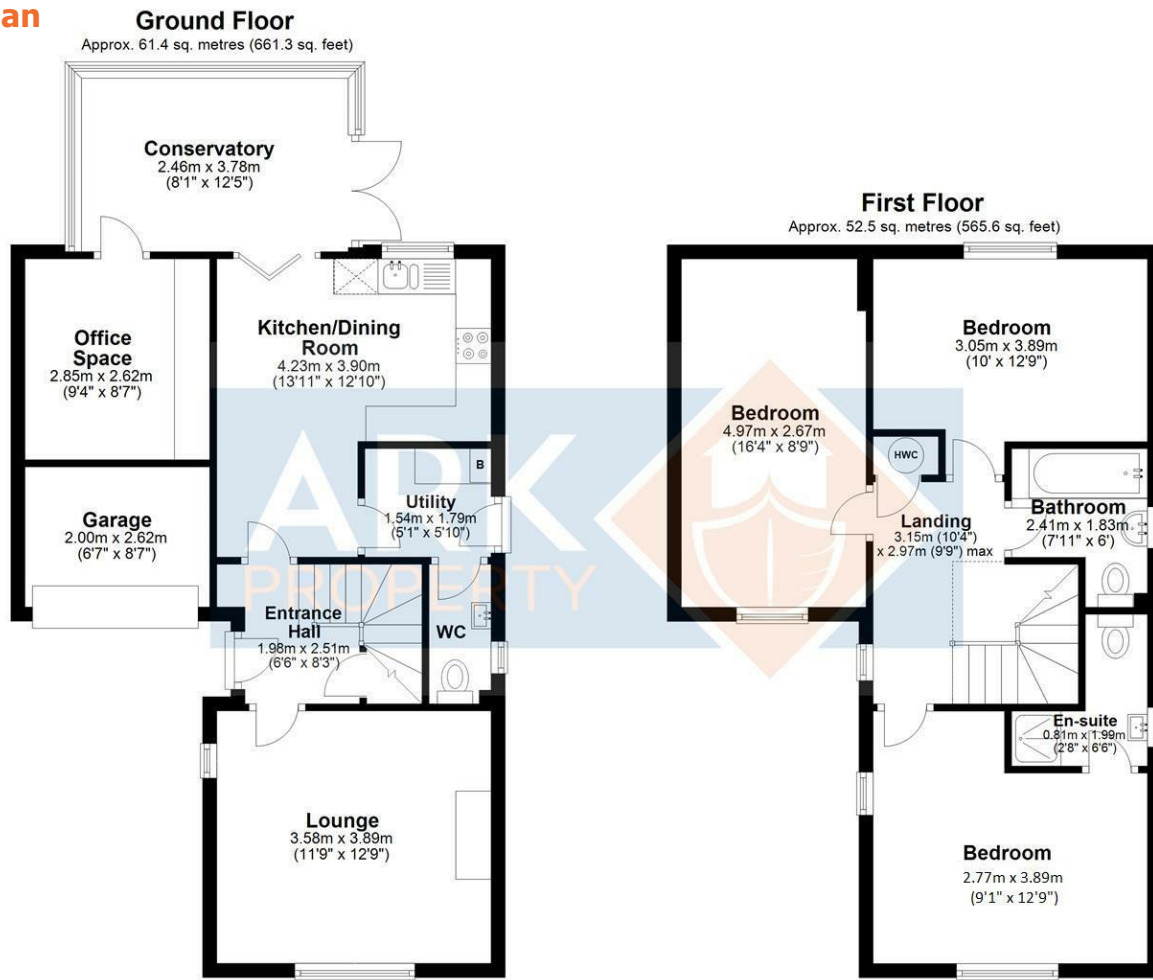
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

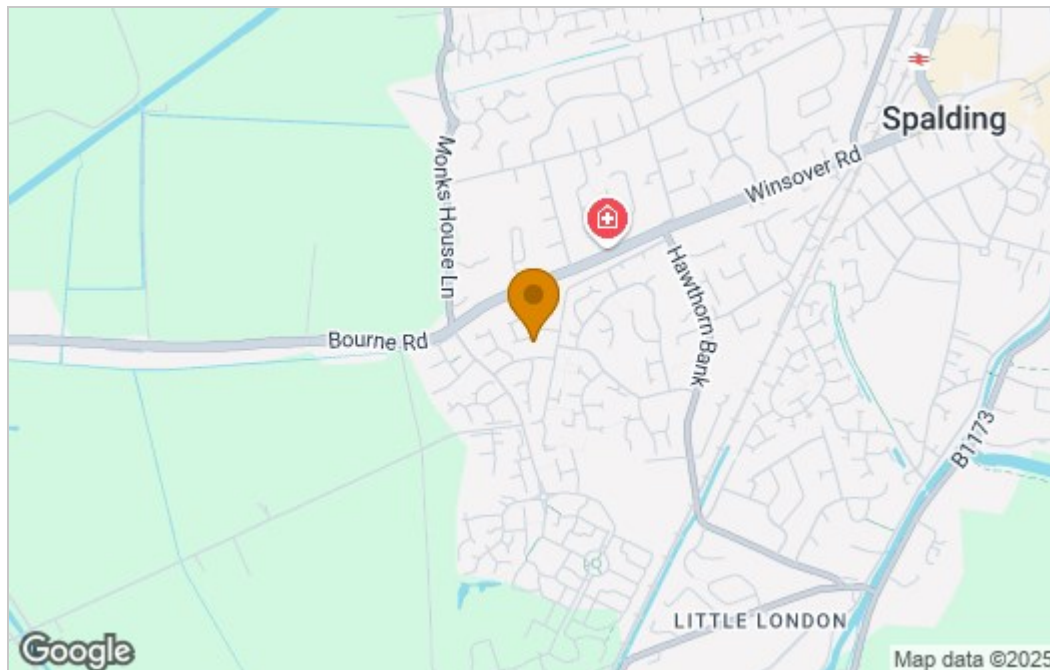


## Floor Plan



Total area: approx. 114.0 sq. metres (1226.8 sq. feet)

## Area Map



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## Energy Efficiency Graph

