

35 Horse Fayre Fields, Spalding, PE11 3FA

£269,500

- Attractive three-bedroom detached home in the highly desirable Horse Fayre Fields development in Spalding.
- Extended layout offering generous, versatile living space ideal for families.
- Welcoming entrance hall, leading to a comfortable lounge and spacious kitchen-diner suited for daily living and entertaining.
- Additional practical features include a utility room, ground-floor WC, and a garden room extension overlooking the rear garden.
- Upstairs offers three double bedrooms, including a principal bedroom with ensuite, plus a modern family bathroom.
- A well-presented, move-in-ready home combining thoughtful design with a sought-after location.

Situated within the sought-after Horse Fayre Fields development in Spalding, this beautifully extended three bedroom detached home offers generous and versatile living space, ideal for growing families.

The property welcomes you with a bright entrance hall leading through to a comfortable lounge and a spacious kitchen diner, perfect for everyday family life and entertaining alike. Off the kitchen area, there is a convenient utility room and ground floor WC. To the rear, a thoughtfully designed garden room extension provides additional reception space, currently used as a formal dining room, enjoying views over the garden and creating a fantastic area for relaxing or hosting guests.

Upstairs, the home continues to impress with three well-proportioned double bedrooms, including a principal bedroom with ensuite shower room, alongside a modern family bathroom.

Combining practical living space with a desirable location, this superb family home on Horse Fayre Fields is ready to move straight into and enjoy.

Entrance Hall 6'5" x 8'3" (1.96m x 2.52m)



Composite glazed entrance door to front. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge 11'8" x 12'9" (3.58m x 3.90m)



PVC double glazed window to front. UPVC double glazed window to side. Radiator.



Kitchen 13'9" x 12'9" (4.20m x 3.91m)



PVC double glazed window to rear. Opening leading through to the garden room. Matching range of base and eye level units with work surface over.

Sink unit with drainer with mixer tap. Built in electric oven and grill. Four burner gas hob with extractor over. Space and plumbing for dishwasher. Tiled splashback. Radiator.



Utility Room 5'0" x 5'11" (1.53m x 1.81m)



Double glazed door to side. Wall mounted gas boiler. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splashback. Radiator.

Cloakroom



UPVC double glazed window to side. Toilet. Wash hand basin. Tiled splashback. Radiator.

Dining Room 11'9" x 12'0" (3.60m x 3.67m)



UPVC double glazed French doors to garden. UPVC double glazed windows to rear and sky lantern to ceiling. Radiator.



Study 9'8" x 8'6" (2.96m x 2.60m)

Base and eye level units with work surface over. Space for tumble dryer.

First Floor Landing 10'4" x 9'6" (3.17m x 2.91m)



UPVC double glazed window to side. Radiator. Loft access. Airing cupboard with shelving.



Bedroom 1 11'7" x 12'9" (3.55m x 3.91m)



PVC double glazed windows to front and side. Radiator.



En-suite



PVC double glazed window to side. Toilet with push button flush. Wash hand basin set in vanity unit. Shower cubicle with shower attachment. Wall

mounted heated towel rail. Shaver point. Extractor fan.



Bathroom 8'5" x 12'11" (2.59m x 3.94m)

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



PVC double glazed window to front. Radiator.



PVC double glazed window to side. Panel bath with mixer taps over and shower over. Wash hand basin set in vanity unit. Toilet with push button flush. Tiled splashback. Wall mounted heated towel rail. Shaver point.

Bedroom 3 8'5" x 12'11" (2.59m x 3.94m)



PVC double glazed window to rear. Radiator.



Outside



To the front of the property there is a driveway providing off road parking. Side gated access to rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Block paved patio seating area. Timber shed. Outside power points..



Partially Converted Garage 6'10" x 8'10" (2.10m x 2.70m)

The garage has been partially converted. Up and over door. Power and light connected. Door to study.

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.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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 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 Partially converted 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: C70

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.

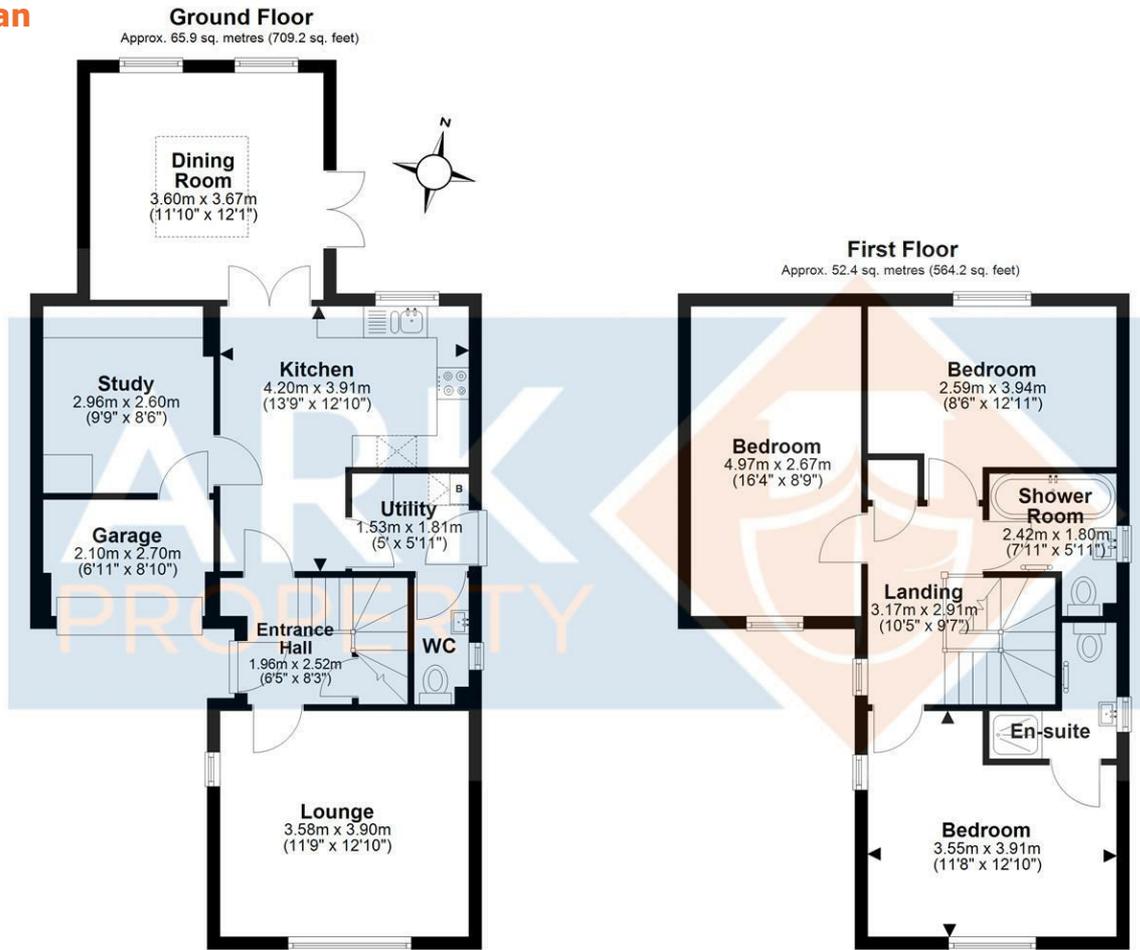
Disclaimer

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.





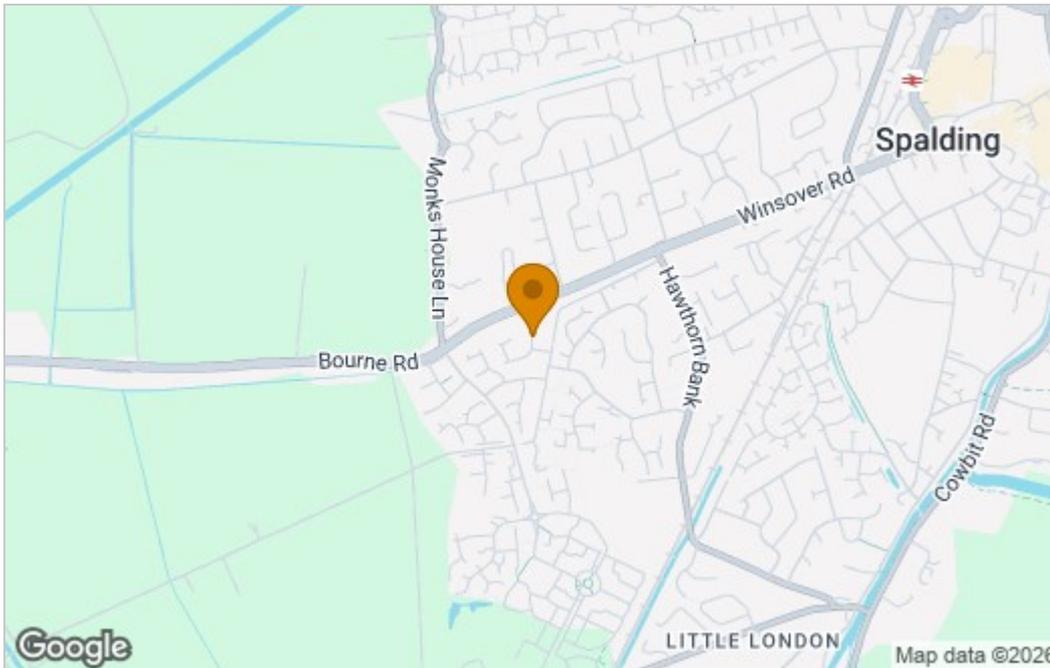
Floor Plan



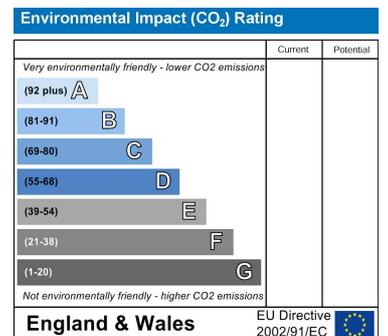
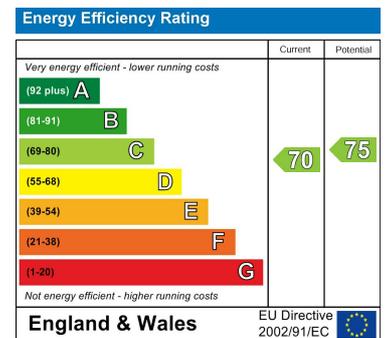
Total area: approx. 118.3 sq. metres (1273.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

