

## 27 Horse Fayre Fields, Spalding, PE11 3FA

**£195,000**

- Situated at the end of a quiet cul-de-sac on the sought-after Horse Fayre Fields development
- Well-presented throughout with a modern, practical layout
- Three bedrooms and a family bathroom to the first floor
- Entrance hall with WC, spacious lounge diner, and fitted kitchen
- Enclosed, gated rear garden offering a private outdoor space
- Off-road parking for two vehicles



A well-presented three-bedroom home located at the end of a quiet cul-de-sac on the popular Horse Fayre Fields development in Spalding.

This attractive property offers a welcoming entrance hall with a convenient WC, a bright lounge diner with views to the rear garden, and a modern fitted kitchen. Upstairs, there are three good-sized bedrooms and a family bathroom.

Outside, the enclosed and gated rear garden provides a private space for relaxing or entertaining, while the front offers off-road parking for two vehicles.

Ideal for first-time buyers, families, or those seeking a peaceful location close to local amenities, this lovely home is ready to move straight into.

### Entrance Hall

PVC double glazed door to front. Coving to ceiling. Laminate flooring. Radiator. Wall mounted electric consumer unit. Doors to lounge and cloakroom.

### Cloakroom



PVC double glazed window to front. Coving to ceiling. Radiator. Fitted toilet and wash hand basin with tiled splash back.

### Lounge 23'7" (max) x 16'2" (7.19m (max) x 4.95m)



PVC double glazed windows to the front and rear. Coving to ceiling. Two radiators. Laminate flooring. Stairs to first floor landing. Door opening to kitchen.



### Dining Area





**Kitchen 9'5" x 7'11" (2.89m x 2.42m)**



PVC double glazed window to rear. Coving to ceiling. Laminate flooring. Radiator. Wall mounted mains gas central heating boiler. Fitted with matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring gas hob with extractor hood over. Integrated electric oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. PVC double glazed door to side.



**First Floor Landing 8'8" x 5'11" (2.66m x 1.82m)**



PVC double glazed window to side. Coving to ceiling with loft access. Built in airing cupboard housing hot water cylinder and slatted shelving. Doors to bedrooms and bathroom.





**Bedroom 1 11'3" (into cupboard) x 9'5"**  
**(3.44m (into cupboard) x 2.89m)**



PVC double glazed window to rear. Coving to ceiling with recessed spot lighting. Laminate flooring. Radiator. Built in full height mirrored sliding door wardrobes with fitted shelf and hanging rail.

**Bedroom 2 11'11" x 8'8" (3.65m x 2.65m)**



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

**Bedroom 3 8'9" x 7'3" (2.68m x 2.22m)**



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

**Bathroom 5'7" x 6'5" (1.72m x 1.96m)**



PVC double glazed window to rear. Coving to ceiling. Extractor fan. Laminate flooring. Radiator. Fitted bath with chrome mixer tap and shower attachment. Electric shower. Close coupled toilet with push button flush. Pedestal wash hand basin.

## Outside



The property can be found to the end of the cul de sac. To the front of the property there is allocated off road parking for two vehicles. Gated side access leading to the rear garden.

The rear garden is enclosed by timber fencing and laid to lawn. Patio seating area. There is an outside timber shed, lighting and cold water tap available.



## 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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Utilita

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

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:

## 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.

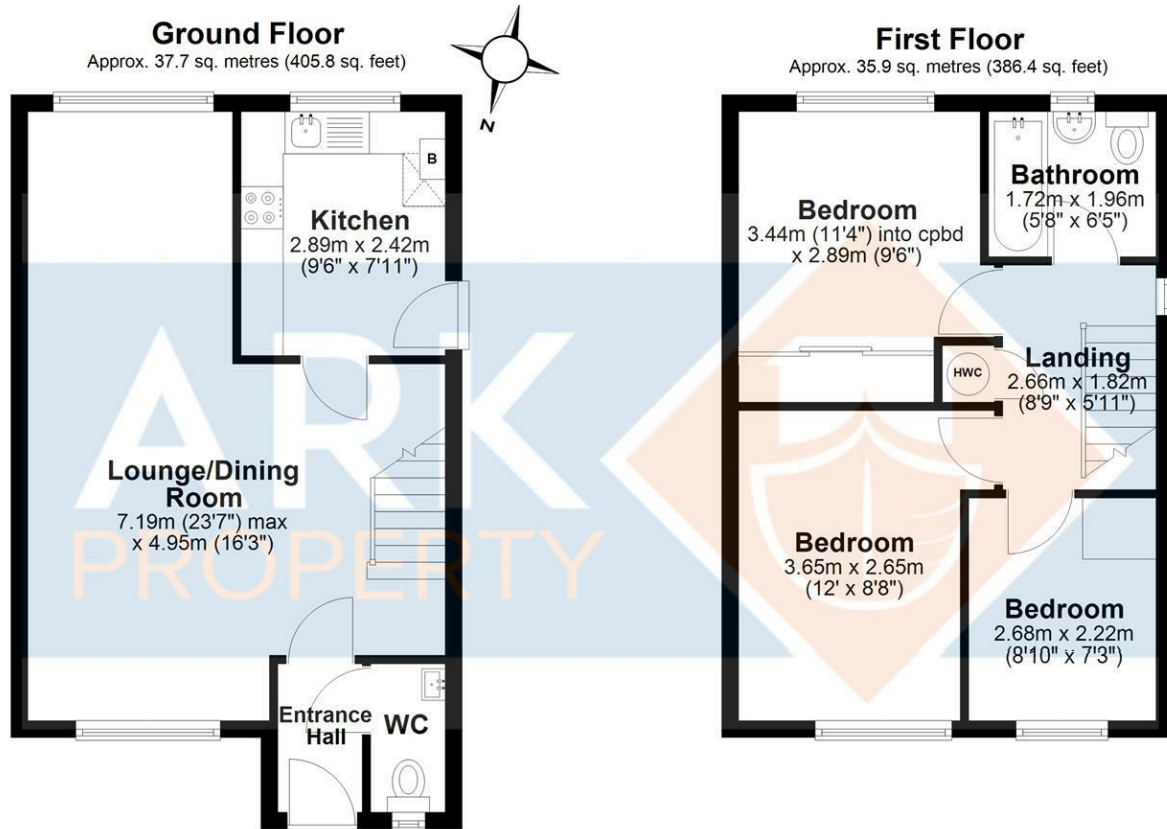
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.



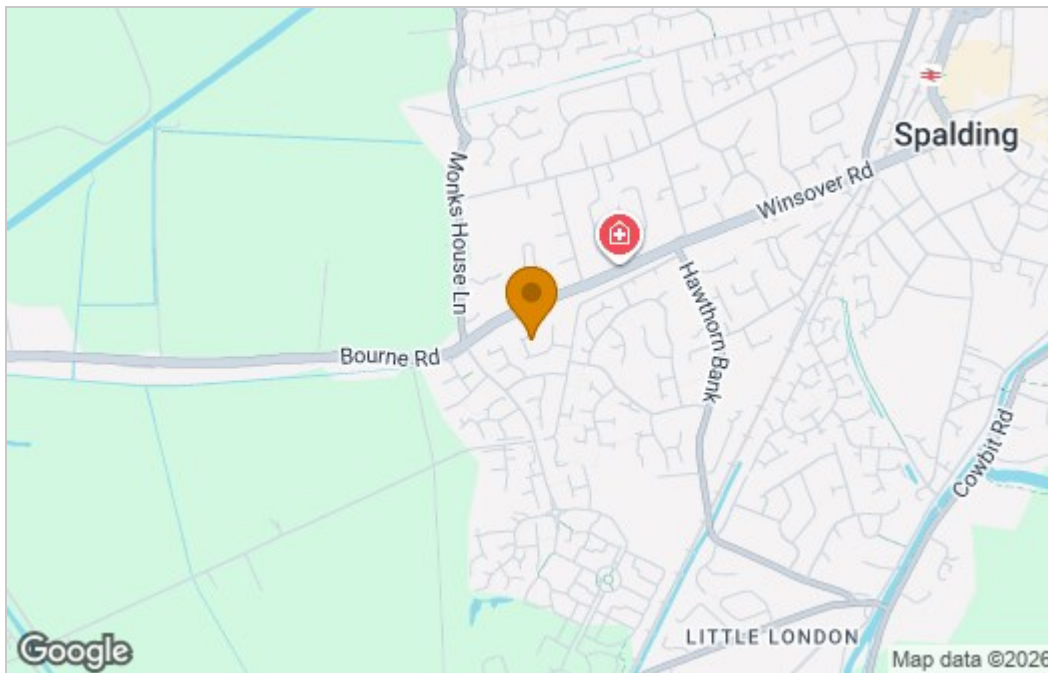
## Floor Plan



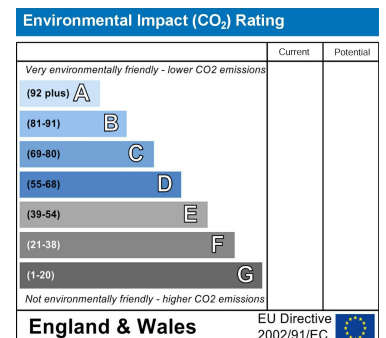
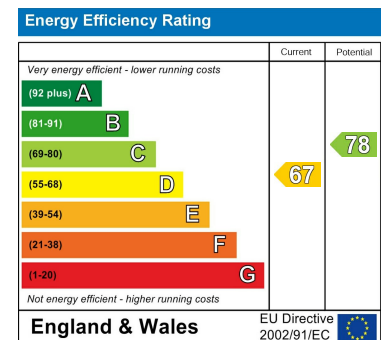
Total area: approx. 73.6 sq. metres (792.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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