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## 30 Horsefayre Fields, Spalding PE11 3FA

**£295,000 Freehold**

- 3/4 Bedroom House
- 3/4 Reception Rooms
- En-Suite and Family Bathroom
- Popular Location of Town
- Corner Plot

Superbly presented 3/4 bedroom detached property situated in a prime location on a corner plot. Accommodation comprising entrance lobby, cloakroom, lounge, snug, family room, kitchen, utility and study/bedroom 4 to the ground floor; 3 bedrooms (en-suite to the master) and family bathroom. Multiple off-road parking, front and rear gardens. UPVC double glazed windows and doors, gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Obscured UPVC double glazed door to the front elevation leading into:

#### **ENTRANCE LOBBY**

2' 10" x 6' 8" (0.88m x 2.05m) Skimmed and coved ceiling, centre light point, radiator, oak shelving, electric consumer unit board, oak effect laminate flooring, solid oak door off into:

#### **CLOAKROOM**

3' 5" x 5' 6" (1.05m x 1.68m) Obscured UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, oak effect laminate flooring, part tiled walls, stainless steel heated towel rail, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap.

From the Entrance Lobby a solid oak door leading into:

#### **FORMAL LOUNGE**

14' 4" x 13' 7" (4.39m x 4.16m) UPVC double glazed window to the front elevation, double radiator, skimmed and coved



ceiling, centre light point, smoke alarm, TV point, staircase rising to first floor, brick opening with solid oak beam leading into:

#### **SNUG**

7' 6" x 10' 10" (2.30m x 3.32m) Skimmed and coved ceiling, centre light point, radiator, oak effect laminate flooring, open arch into:

#### **FAMILY ROOM**

8' 0" x 12' 9" (2.44m x 3.89m) UPVC double glazed window to the side and rear elevations, UPVC double glazed French doors to the side elevation, skimmed and coved ceiling with inset LED lighting, matching co-ordinating oak effect laminate flooring, double radiator.

From the Snug a solid oak door leads into:

#### **KITCHEN**

7' 5" x 11' 10" (2.28m x 3.63m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, skimmed and coved ceiling, centre spotlight fitment, radiator, tiled floor, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for automatic washing machine, integrated stainless steel gas hob, integrated electric fan assisted oven, stainless steel canopy extractor hood over, integrated fridge freezer, square arch into:

#### **UTILITY ROOM**

7' 0" x 8' 1" (2.14m x 2.48m) Skimmed and coved ceiling, centre spotlight fitment, extractor fan, tiled flooring, fitted with a range of base, eye level and larder units with work surfaces over, tiled splashbacks, plumbing and space for washing machine or dishwasher, space for further appliances.

#### **STUDY/BEDROOM 4**

7' 7" x 8' 8" (2.33m x 2.66m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, oak effect laminate flooring, radiator, USB points, wash hand basin fitted into vanity unit with storage below with swan mixer tap, dimmer switch.

From the Lounge the staircase rises to:

#### **FIRST FLOOR LANDING**

3' 3" x 8' 10" (1.00m x 2.71m) Skimmed and coved ceiling, centre light point, smoke alarm, access to loft space, solid oak door leading into cupboard housing newly fitted Worcester Bosch boiler. Solid oak door into:

#### **MASTER BEDROOM**

13' 3" x 11' 1" (4.05m x 3.40m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, oak effect laminate flooring, double radiator, double oak doors leading into wardrobe with hanging rail, solid oak door leading into:







#### **EN-SUITE**

2' 11" x 8' 5" (0.90m x 2.57m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, laminate tile effect flooring, stainless steel heated towel rail, part tiled walls, illuminated mirror, fitted with a three piece suite comprising low level WC, wash hand basin with swan mixer tap fitted into vanity unit with storage below, fully tiled shower cubicle with fitted rainfall shower and further shower attachment tap.



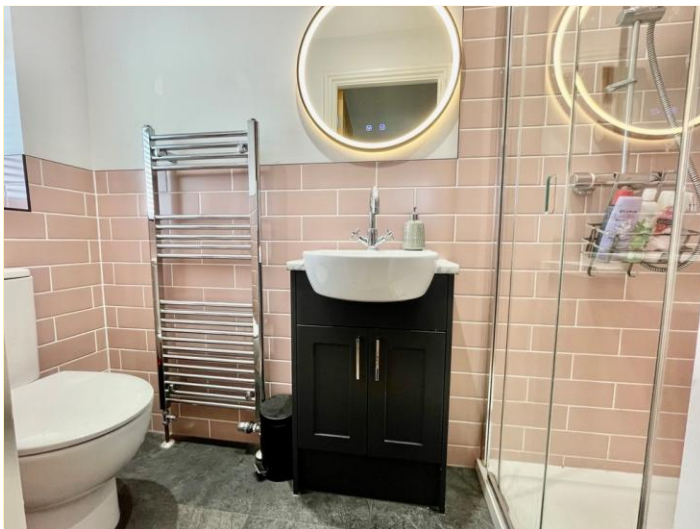
#### **BEDROOM 2**

8' 8" x 12' 0" (2.66m x 3.66m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, double radiator, oak effect laminate flooring.

#### **BEDROOM 3**

9' 4" x 7' 10" (2.86m x 2.41m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, oak effect laminate flooring, double radiator, TV point, fitted oak door leading into wardrobe with hanging rail and shelving.

Please note Bedroom 3 has been used as a Dressing Room with fitted wardrobes, drawers units, hanging rail and shelving.



#### **FAMILY BATHROOM**

Obscured UPVC double glazed window to the rear elevation, skimmed ceiling with inset LED lighting, towel rail, extractor fan, the bathroom is currently being refitted with a new three piece bathroom suite.

#### **EXTERIOR**

The property is situated on a corner plot with block paved driveway providing multiple off-road parking. There is a lawned garden with shrub borders to the front and the lawn continues down the side of the property where there is an access gate leading into:

#### **REAR GARDEN**

Patio area, external lighting, cold water tap, mainly laid to lawn with shrub borders, further patio area, garden shed, external electric socket.



### **DIRECTIONS**

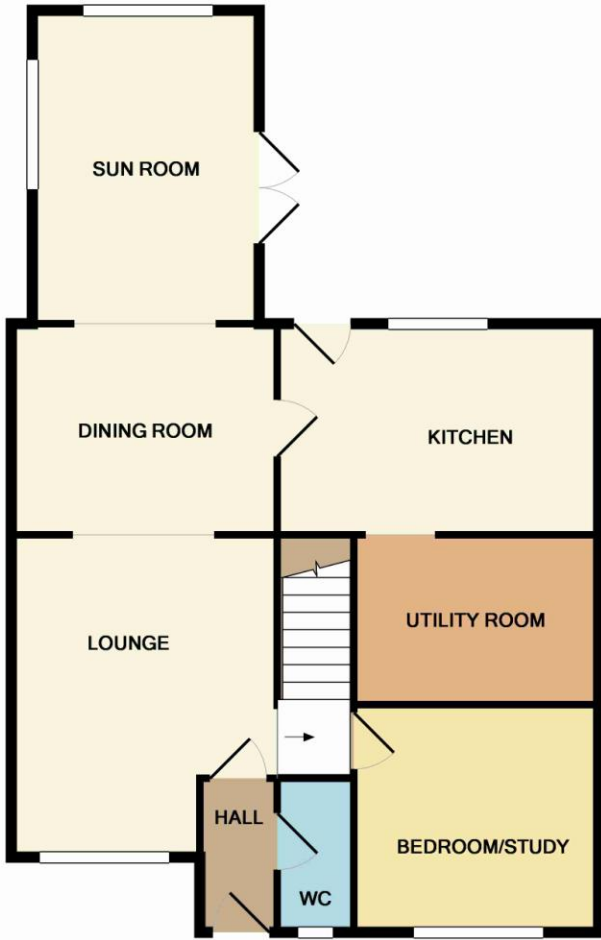
Leave the town centre along Winsover Road proceeding over the level crossing and turning left onto St. Johns Road, upon reaching the 'T' junction turn left on to Hawthorn Bank, take the first right hand turn onto The Parkway. At the 'T' junction turn right and almost immediately left again into Horsefayre Fields.

### **AMENITIES**

The property is conveniently situated for local stores, public houses and St. Johns Primary School and Church. Spalding town centre has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet , Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# THINKING OF SELLING YOUR HOME?

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** C

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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## Ref: S11613

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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