



BRADLEY JAMES

ESTATE AGENTS



23 Horse Fayre Fields, Spalding, Lincolnshire, PE11 3FA

Asking price £175,000

- NO CHAIN
- UPSTAIRS BATHROOM
- LOUNGE
- MODERN UVPC WINDOWS AND DOORS
- LANDSCAPED REAR GARDEN
- 3 BEDROOMS
- CLOAKROOM
- OPEN PLAN KITCHEN DINER
- ALLOCATED OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL SHOP AND PRIMARY SCHOOL



# 23 Horse Fayre Fields, Spalding PE11 3FA

Located in the charming area of Horse Fayre Fields, Spalding, this delightful end terrace house presents an excellent opportunity for families and professionals alike. The property boasts a welcoming separate entrance hall and cloakroom, leading into a spacious lounge that features convenient under-stair storage. The heart of the home is the open-plan kitchen diner, which is bathed in natural light and offers French doors that open onto a beautifully landscaped rear garden, perfect for outdoor entertaining or simply enjoying a quiet moment.

Upstairs, the landing provides access to an airing cupboard and three well-proportioned bedrooms, ensuring ample space for relaxation and rest. The family bathroom is also located on this level, catering to the needs of the household. Outside, the property benefits from one allocated parking space and secure side gated access to the rear garden, which includes a shed that could easily be transformed into a workshop with the addition of power.

Conveniently located, this home is just a 15-minute walk or a 5-minute drive from the town centre, where you will find a wealth of amenities, including both national and independent restaurants. Families will appreciate the proximity to local primary schools and bus stops. Spalding's train station offers quick connections to Peterborough in approximately 25 minutes, with further links to London's Kings Cross and other major cities.

For those who enjoy shopping and leisure, the Springfield Garden Outlet Centre and Ascoughfee Gardens are nearby, providing delightful options for relaxation and recreation. The property also boasts excellent road links to the A16, connecting you to Peterborough, Boston, Norfolk, and Lincoln, with Stamford just 18 miles away. This home is offered with no chain, making it an ideal choice for a smooth and swift move.



Council Tax Band: A



### Entrance Hall

UPVC obscured double glazed front door, stairs leading off to the first floor accommodation, thermostat control, radiator, power point, telephone point.

patio area, and a gravel area, there's a shed with workbench and outside tap.

### Cloakroom

UPVC obscured double glazed window to the front, WC, wash hand basin with taps over, radiator, and fuse box.

### Lounge

13'6 x 11'6

UPVC double glazed window to the front, radiator, power points, TV point and under stairs storage cupboard with double power points.

### Kitchen Diner

14'8 x 9'4

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, base and eyelevel units with worksurface over, sink and drainer with taps over, integrated electric oven and grill with a four burner gas hob and extractor over, space and plumbing for washing machine, space and point for fridge, wall mounted gas boiler, power points, radiator.

### Landing

Loft hatch, power point, Airing cupboard.

### Bedroom 1

12'8 x 8'6

UPVC double glazed window to the front, radiator, TV point, telephone point, power points.

### Bedroom 2

10'3 x 8'6

UPVC double glazed window to the rear, radiator and power points.

### Bedroom 3

8'6 x 6'6 measurement doesn't include storage cupb

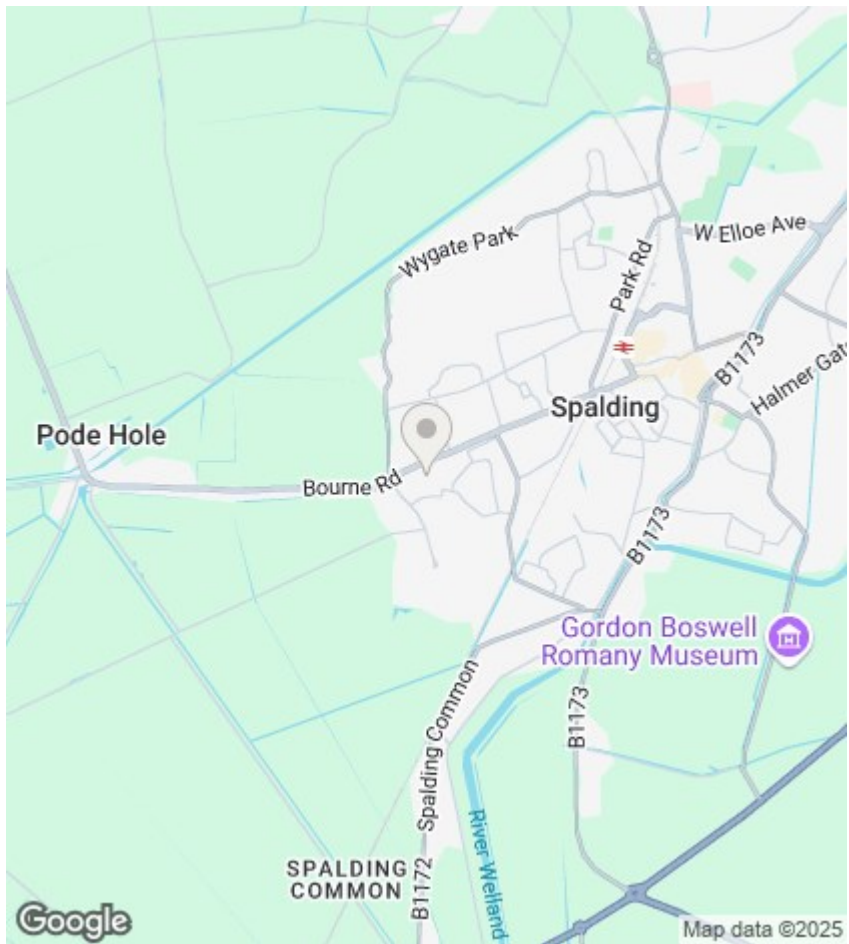
8'6 x 6'6 measurement doesn't include the single storage cupboard, UPVC double glazed window to the front, radiator and power points.

### Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over, a mixer tap shower over, pedestal wash hand basin with taps over, WC, double shaver point, extractor fan and radiator.

### Outside

There's off-road parking for one car, side gated access with a lockable side gate, the rear garden has been landscaped by the current owners, there's a grass area, a



D:

## Viewings

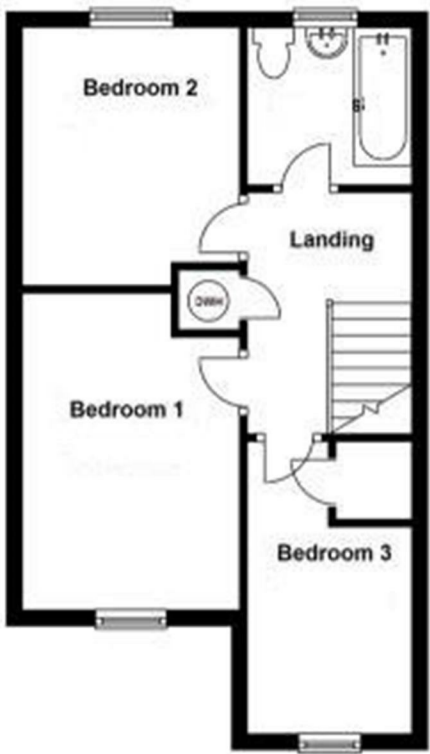
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

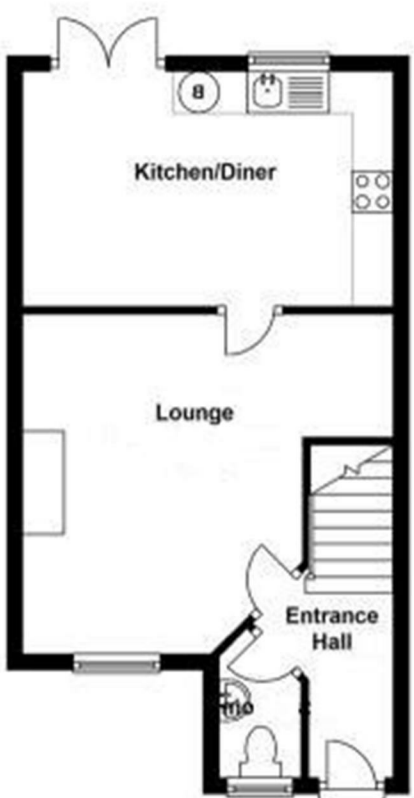
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor



Ground Floor



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation.