







welcome to

Horse Fayre Fields, Spalding

NO CHAIN - ESSENTIAL VIEW! THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE SOUGHT AFTER MARKET TOWN OF SPALDING.













Entrance Hall

Double glazed entrance door leads into:

Lounge

12' 5" x 12' 4" (3.78m x 3.76m)

Laminate flooring, power sockets, ceiling light, staircase leading to first floor accommodation offering ample space underneath.

Dining Area

8' 9" x 7' 3" (2.67m x 2.21m) Laminate flooring, radiator, ceiling light

Double glazed window to the rear aspect.

Kitchen

11' 11" x 7' 2" (3.63m x 2.18m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drainer, electric oven with gas hob and extractor fan over, built in fridge/freezer, laminate flooring, central heating boiler, spotlights, radiator.

Double glazed window to the front aspect. Door to the rear aspect.

Landing

Carpeted flooring, airing cupboard

Bedroom One

12' 10" x 9' 1" (3.91m x 2.77m)

Carpeted flooring, radiator, power sockets, large built in wardrobe.

Double glazed window to the front aspect.

Bedroom Two

13' 4" x 9' 8" (4.06m x 2.95m) Carpeted flooring, radiator, spotlights, power sockets.

Double glazed window to the front aspect.

Bedroom Three

8' 7" x 7' 1" (2.62m x 2.16m)

Carpeted flooring, radiator, built in wardrobe.

Double glazed window to the rear aspect.

Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, radiator, towel rail, laminate flooring, ceiling light

Double glazed window to the rear aspect.

Exterior

Driveway leading to a single garage offering ample off-road parking.

Rear Garden:

Enclosed rear garden offering a good degree of privacy comprising of a patio seating area, garden shed and a variety of mature shrubs and trees.

Single Garage

Up and over door, power and lighting





welcome to

Horse Fayre Fields, Spalding

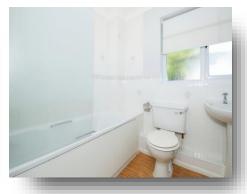
- THREE BEDROOM SEMI-DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

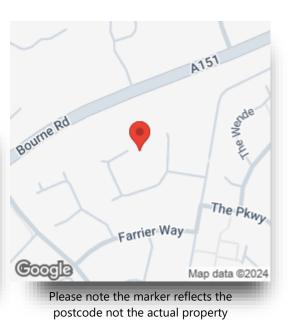
Tenure: Freehold EPC Rating: C

£195,000









view this property online williamhbrown.co.uk/Property/SDG111455



Property Ref: SDG111455 - 0016 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire, PE11 1BG



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.