



22 The Hayfields, Spalding, PE11 3FE

£205,000

Could this be the one you've been waiting for? Featuring three spacious bedrooms, a well-presented interior throughout, and a rear garage, this home offers incredible value at just £210,000. It's definitely worth a look! Schedule your viewing today.

Entrance Hallway

Stairs to first floor landing. Fuse board. Radiator. Telephone point.

Living Room



Upvc window to front and side aspect. Radiator. Television point. Telephone point. Understairs storage cupboard. Electric fireplace. Carpeted.

Kitchen Diner



Upvc window to rear elevation. French doors leading to garden. Base and wall units with workface over. Stainless steel sink with drainer and mixer tap over. Oven with gas hob with extractor hood over. Part tiled splashback walls. Space and plumbing for washing machine. Integrated fridge freezer. Space for dishwasher. Wall mounted boiler. Spot lighting.

Cloakroom

Toilet. Wash hand basin. Tiled flooring.

First Floor Landing

Airing cupboard. Stairs to second floor landing.

Bedroom Two



Two Upvc windows to rear elevation. Television point. Radiator. Carpeted. Double built in wardrobes.

Bedroom Three



Upvc window to front elevation. Television point. Radiator. Carpeted.

Bathroom



Upvc window to side elevation. Panelled bath with mixer tap over. Toilet. Wash hand basin. Shower

cubicle with shower over. Extractor fan. Shaver point. Heated towel rail. Spot lighting.

Hallway to Second Floor Landing

Upvc window to front elevation. Stairs to bedroom one. Radiator.

Bedroom One



Upvc window to front and side elevation. Radiator. Television point. Double built in wardrobes. Carpeted. Loft access.

En-Suite

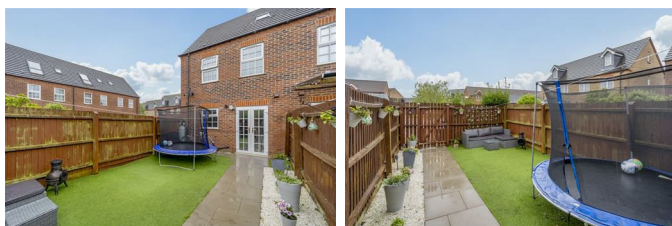


Velux window to the rear elevation. Shower cubicle. Toilet. Wash hand basin. Heated towel rail. Part tiled walls. Extractor fan. Spot lighting. Shaver point. Storage cupboard. Vinyl flooring.

Garage

Through the gate to the right you have a block of garages and the first one belongs to 22 Hayfields. It has a single up and over door

Rear Garden



Enclosed rear garden, laid with astro turf and path leading to the rear garden gate.

Property Postcode

For location purposes the postcode of this property is: PE11 3FE

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: C

Property construction: Brick

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three, O2 and Vodaphone have Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodaphone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: High risk of surface water flooding and low risk of flooding from rivers and the sea.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any planning permission in the surrounding area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

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

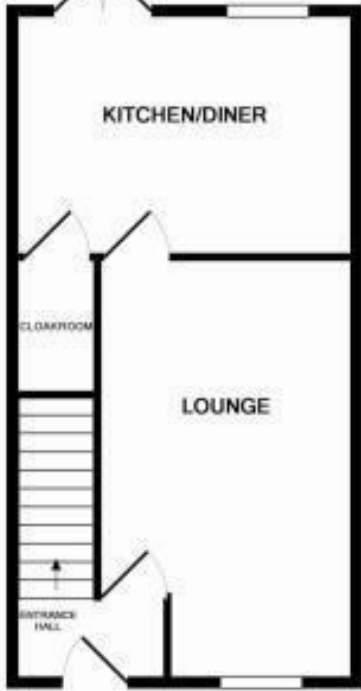
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

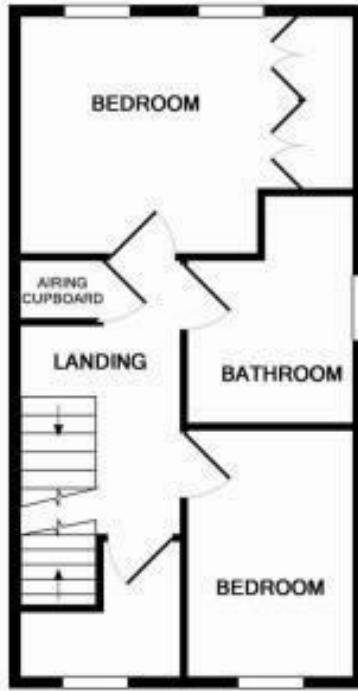
Disclaimer

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

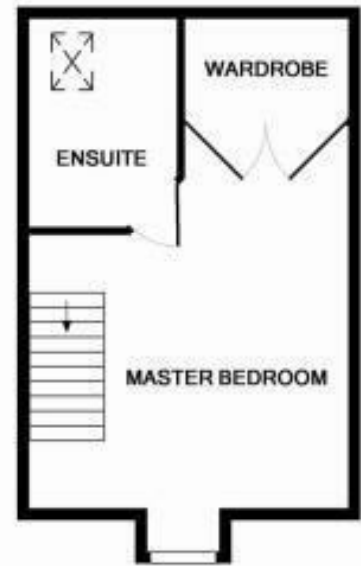
Floor Plan



GROUND FLOOR



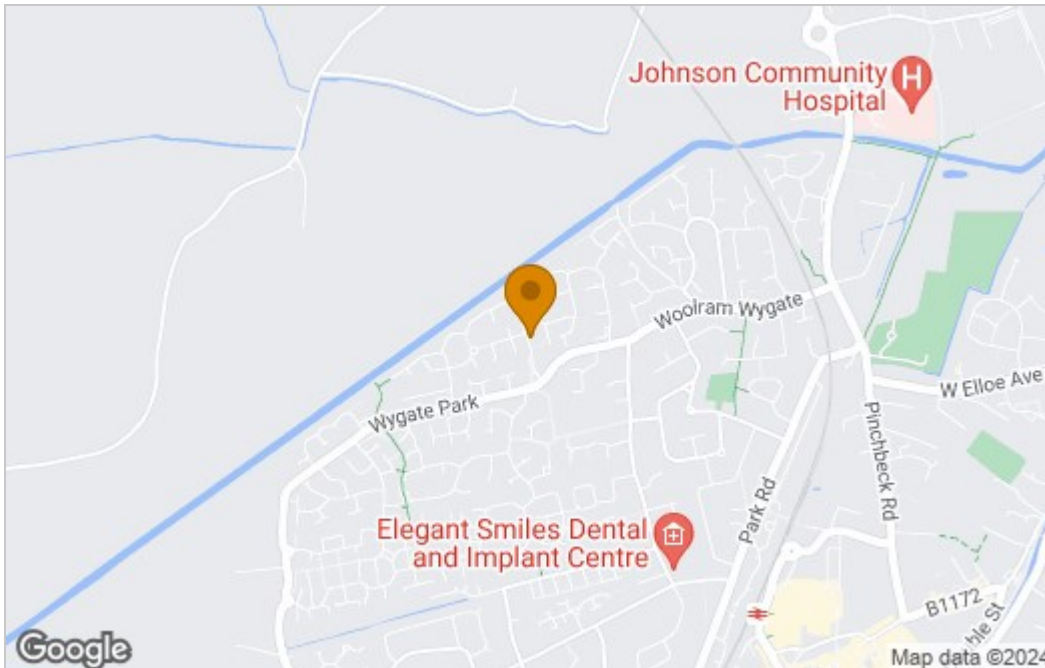
1ST FLOOR



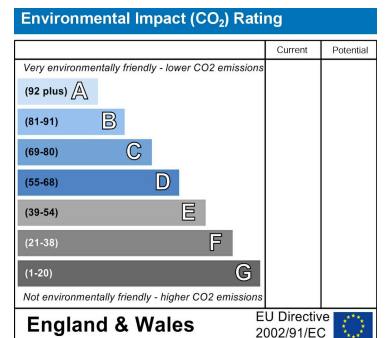
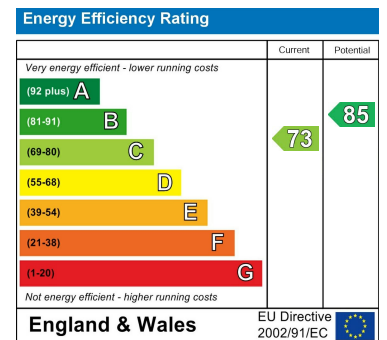
2ND FLOOR

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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Area Map



Energy Efficiency Graph



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