



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

**£275,000**

- Converted garage into office or bedroom 4
- Extended to rear
- Immaculately presented throughout
- Recently re-fitted bathroom and En-suite
- Popular estate location
- Four receptions rooms
- Versatile layout
- No chain

Immaculately presented throughout, this stunning home has recently been renovated to a high standard. From the moment you step through the door, you'll feel the welcoming atmosphere and appreciate the spacious layout. Boasting four versatile reception rooms, it offers the perfect setting for modern family living. With newly fitted bathrooms and tasteful finishes throughout, this home is truly ready for you to move straight in. Interested? Book your viewing today and see all this beautiful home has to offer.

**Entrance Hall 2'10" x 6'8" (0.88m x 2.05m)**

UPVC door to front. Radiator. Oak effect laminate flooring.

**Cloakroom 3'5" x 5'6" (1.05m x 1.68m)**



UPVC double glazed window to front. Oak effect laminate flooring. Part tiled walls. Heated towel rail. Toilet. Wash hand basin with mixer tap.

**Lounge 14'4" x 13'7" (4.39m x 4.16m)**



UPVC double glazed window to front. Radiator. Stairs to first floor.

**Dining Room**



Radiator. Oak effect laminate flooring.

**Sun Room 8'0" x 12'9" (2.44m x 3.89m)**



UPVC double glazed window to side and rear. French doors to the side. Oak effect laminate flooring. Radiator.

**Kitchen 7'5" x 11'10" (2.28m x 3.63m)**



UPVC double glazed window and door to rear. Radiator. Matching range of base and eye level units with work surfaces over. Tiled splashbacks. One and a quarter bowl sink with mixer tap. Plumbing and space for washing machine. Integrated stainless steel gas hob. Integrated

electric oven. Stainless steel extractor hood. Integrated fridge freezer. Tiled flooring.

**Utility Room 7'0" x 8'1" (2.14m x 2.48m)**



Extractor fan. Tiled flooring. Matching range of base and eye level units with work surfaces over. Tiled splashbacks. Plumbing and space for washing machine or dishwasher. Space for further appliances.

**Study 7'7" x 8'8" (2.33m x 2.66m)**



UPVC double glazed window to front. Oak effect laminate flooring. Radiator. Wash hand basin fitted into vanity unit.

**First Floor Landing 3'3" x 8'10" (1.00m x 2.71m)**



Access to loft space. Airing cupboard housing Worcester Bosch boiler. Carpeted.

**Bedroom 1 13'3" x 11'1" (4.05m x 3.40m)**



UPVC double glazed window to front. Oak effect laminate flooring. Radiator. Built in wardrobe with hanging rail.

**En-suite 2'11" x 8'5" (0.90m x 2.57m)**



UPVC double glazed window to rear. Extractor fan. Laminate tile effect flooring. Heated towel rail. Part tiled walls. Illuminated mirror. Toiler. Wash hand basin with 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 front. Radiator. Oak effect laminate flooring.

**Bedroom 3 9'4" x 7'10" (2.86m x 2.41m)**



UPVC double glazed window to rear. Oak effect laminate flooring. Radiator. Built in wardrobe with hanging rail and shelving.

**Bathroom**



UPVC double glazed window to rear. Heated towel rail. Extractor fan. Toilet. Pedestal wash hand basin. Bath with mixer tap and shower over with shower screen. Wood effect flooring.

## Outside



Front: Block paved driveway providing off-road parking. There is a lawned garden with shrub borders . Access gate leading to rear garden.

Rear: Lawn area with shrub borders. Patio area with external lighting. Cold water tap. Further patio area. Garden shed. External electric socket.

## 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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: C73

## 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

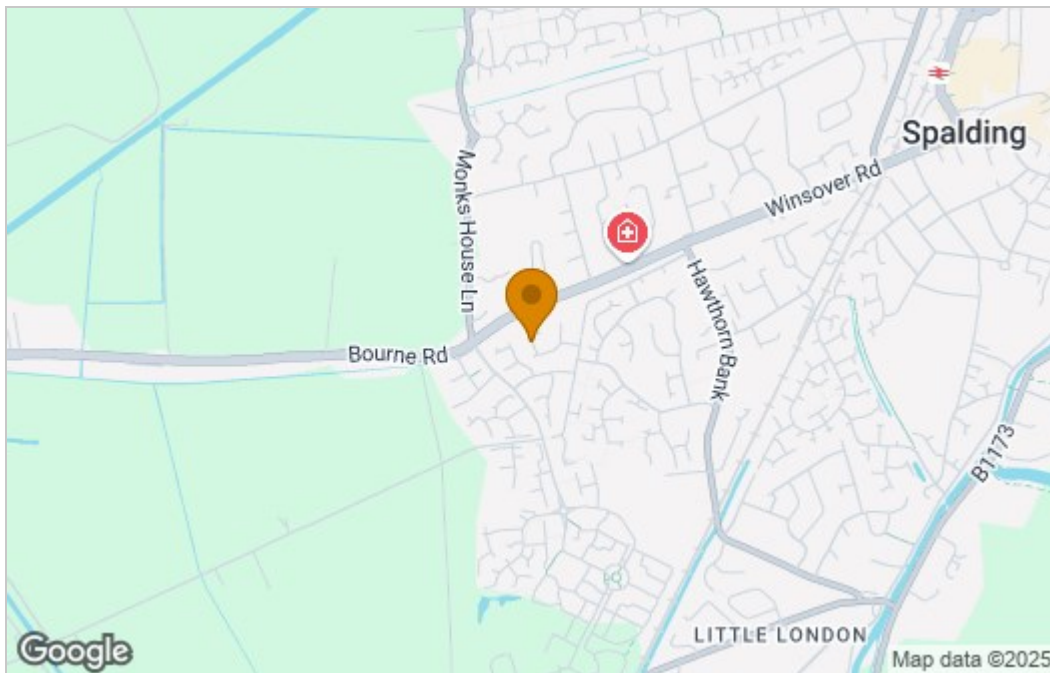
statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



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.  
Made with Metropix (2014)

## Area Map



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## Energy Efficiency Graph

