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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



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

**£199,950 Freehold**

- 3 Bedrooms
- Gas Central Heating
- Allocated Parking
- No Chain
- Viewing Recommended

Well presented 3 bedroom end terraced property. Accommodation comprising entrance hallway, cloakroom, lounge, kitchen diner, 3 bedrooms and bathroom. Enclosed rear garden. Allocated parking. Full UPVC double glazed windows and doors, gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Beneath the storm and through the obscure UPVC double glazed door into:

#### **ENTRANCE HALLWAY**

5' 3" x 7' 11" (1.61m x 2.43m) Coved and textured ceiling, centre light point, smoke alarm, radiator, central heating thermostat, staircase rising to first floor, door to:

#### **CLOAKROOM**

2' 8" x 4' 11" (0.83m x 1.52m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, electric consumer unit board, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback and mirror over.

From the Entrance Hallway a door leads into:



#### **LOUNGE**

UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, BT point. Door into:

#### **KITCHEN DINER**

9' 5" x 14' 9" (2.88m x 4.52m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, radiator, wall mounted gas boiler, central heating controls, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, plumbing and space for washing machine, space for tumble dryer, fitted cooker, extractor hood over.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR LANDING**

Coved and textured ceiling, centre light point, smoke alarm, access to loft space, storage cupboard off with slatted shelving.

#### **MASTER BEDROOM**

8' 10" x 12' 8" (2.71m x 3.88m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

#### **BEDROOM 2**

8' 7" x 10' 5" (2.63m x 3.19m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

#### **BEDROOM 3**

6' 0" x 11' 11" (1.83m x 3.64m) UPVC double glazed window to the front elevation, coved and textured ceiling, radiator, centre light point.

#### **FAMILY BATHROOM**

6' 1" x 5' 10" (1.87m x 1.80m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, part tiled walls, extractor fan, shaver point, fitted shelving, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower mixer attachment tap.

#### **EXTERIOR**

Allocated parking space.

#### **REAR GARDEN**

Mainly laid to lawn with fenced boundaries to both sides and to the rear elevation with side access gate. Cold water tap. Lighting.

#### **DIRECTIONS**

Leave the town centre along Winsover Road, proceed over the level crossing and turn left onto St Johns Road. Upon reaching the 'T' junction turn left on to Hawthorn Bank and take the first right hand turning into The Parkway. Follow the road to the end and upon reaching the 'T' junction then turn right into Horseshoe Road and then immediately left into Horse fayre Fields where the property can be located.





**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** A

**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: S11471**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		