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**26 The Hayfields, Spalding PE11 3FE**

**£144,000 Freehold**

- Modern Property
- 2 Bedrooms
- Allocated Parking
- Well Presented Throughout
- Ideal First Time Buy

Larger than average modern 2 bedroom property with enclosed garden and allocated parking. No onward chain. Well appointed accommodation including cloakroom, lounge diner, kitchen, 2 bedrooms (one with adjacent study/dressing area) and bathroom. DISCOUNTED PRICE AS SUBJECT TO A LOW COST HOUSING SCHEME

SPALDING 01775 766766 BOURNE 01778 420406

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#### ACCOMMODATION

Part obscure glazed UPVC front entrance door to:

#### RECEPTION HALL

10' 3" x 3' 10" (3.14m x 1.17m) Coved and textured ceiling, ceiling light, consumer unit, staircase off, radiator, telephone point, under stairs store cupboard, wood grain effect laminate flooring, door to:

#### KITCHEN

15' 4" x 7' 3" (4.68m x 2.21m) Comprehensive range of fitted units comprising base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit with mixer tap, electric oven, gas hob, multi speed cooker hood, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine, modern wall mounted Worcester gas fired central heating boiler, breakfast bar, UPVC window, small obscure glazed UPVC window, radiator, coved and textured ceiling, recessed ceiling lights, appliance space.

#### CLOAKROOM

Two piece suite comprising low level WC and corner hand basin with mixer tap, radiator, coved and textured ceiling, ceiling light, extractor fan.





#### **LOUNGE DINER ( L SHAPED)**

13' 10" x 10' 11" (4.24m maximum x 3.34m average measurement to diagonal wall. ) Co-ordinated decor with feature wall, coved and textured ceiling, 2 ceiling lights, UPVC French doors with adjacent windows to the rear elevation, radiator.

From the Reception Hall the carpeted staircase rises to:

#### **FIRST FLOOR LANDING**

Access to loft space, coved and textured ceiling, ceiling light, smoke alarm, doors arranged off to:

#### **MASTER BEDROOM**

12' 0" x 10' 7" (3.66m x 3.24m) maximum plus recessed double wardrobe Coved and textured ceiling, ceiling light, radiator, UPVC window to the front elevation, arch to:

#### **STUDY/DRESSING AREA**

8' 5" x 4' 3" (2.57m x 1.30m) average Fitted desk/worktop with cupboards beneath, small UPVC window, radiator, coved and textured ceiling, ceiling light, recessed single wardrobe.

#### **BEDROOM 2**

13' 0" x 8' 9" (3.98m x 2.68m) average. Access to loft space, coved and textured ceiling, ceiling light, radiator, UPVC window to the rear elevation.

#### **BATHROOM**

7' 0" x 6' 11" (2.15m x 2.13m) plus recess. Panelled bath with mixer tap, shower attachment and tiled surround, low level WC, pedestal wash hand basin, recessed shower cubicle with Triton shower, vertical radiator/towel rail, obscure glazed UPVC window, shaver point, textured ceiling, recessed ceiling lights, extractor fan.

#### **EXTERIOR**

Frontage with wrought iron railings and hand gate, externally accessed gas and electricity meters, canopied storm porch.

#### **ENCLOSED REAR GARDEN**

Attractive easy maintenance private garden area with pathway, seating area, pebbled borders with plants and rear hand gate. Access into:

#### **ALLOCATED PARKING**

Situated to the rear of the property.

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along Pinchbeck Road, continuing to the Woolram Wygate junction, turning left at the traffic lights, over the level crossing and proceeding into Wygate Park, taking a right hand turning into The Hayfields and the property is situated on the right hand side.

#### **AMENITIES**

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

#### **LOW COST HOUSING SCHEME**

The property is part of the Broadgate Homes/South Holland District Council Scheme. Buyers must qualify – application form available from the sellers agent.

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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: S11853 October 2025**

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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