



22 The Hayfields, Spalding

In Excess of £215,000

 **NEWTON FALLOWELL**

22 The Hayfields

Spalding

This beautifully presented three bedroom end of terrace house offers a wonderful opportunity for families and professionals alike. The spacious accommodation is thoughtfully arranged over two floors, featuring a welcoming entrance hall, a convenient ground floor W.C and a bright lounge that provides a comfortable space to relax. The modern kitchen/diner is at the rear of the home with ample storage and worktop space.

Upstairs, there are two generously sized double bedrooms, each with built-in wardrobes for added convenience, alongside a third single bedroom perfect for a nursery, guest room or home office. The main bedroom suite benefits from a stylish en-suite shower room and being on the top floor, it gets plenty of space. The main family bathroom offers a four piece suite including a separate shower and bath.

Externally, the property enjoys a prime position at the end of the terrace. The enclosed rear garden is mainly laid to lawn, with a patio area perfect for outdoor dining or summer barbeques. Mature shrubs and fencing create a peaceful and secure environment for children and pets to play. There is a single garage and an off-road parking space immediately as you exit the rear gate. The property is conveniently located within easy reach of local schools, parks, and transport links, making it ideal for busy family life. With its combination of attractive outside space and practical amenities, this home is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

With an EPC rating of C, this property combines comfort and efficiency, making it a smart choice for discerning buyers. Additional features include double glazing throughout and gas central heating.





Entrance Hall

3' 8" x 6' 4" (1.13m x 1.94m)

Lounge

17' 2" x 10' 5" (5.22m x 3.17m)

Kitchen Diner

9' 11" x 13' 11" (3.01m x 4.23m)

Downstairs WC

5' 6" x 3' 0" (1.68m x 0.91m)

Landing

Bedroom Two

9' 11" x 13' 11" (3.01m x 4.23m)

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.15m)

Four Piece Bathroom

9' 5" x 7' 1" (2.86m x 2.15m)

Bedroom One

17' 5" x 13' 11" (5.31m x 4.23m)

En-suite

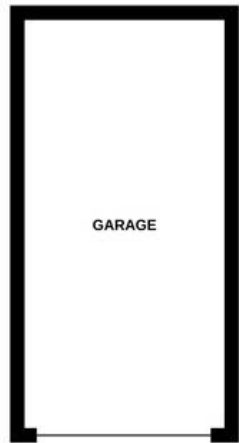
8' 10" x 6' 5" (2.70m x 1.96m)

Council Tax band: C

Tenure: Freehold



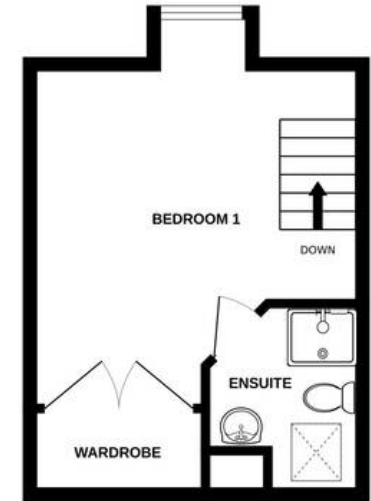
GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Newton Fallowell - Bourne

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