



BRADLEY JAMES
ESTATE AGENTS



26 The Hayfields, Spalding, PE11 3FE

Asking price £133,000

- Two bedrooms
- Cloakroom
- Lounge diner
- Rear garden
- Low cost housing scheme (NO INVESTORS)
- Entrance hall
- Kitchen diner
- Four piece bathroom suite
- Off road parking
- Walking distance to local amenities

Welcome to this charming two-bedroom mid-terrace house located in the popular area of The Hayfields, Spalding. This property is part of a low-cost housing scheme, (NO INVESTORS), making it an excellent opportunity for those looking to enter the housing market affordably. There is no rent to pay.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The kitchen diner, situated at the front of the house, is perfect for family meals and entertaining guests. At the rear, you will find a spacious lounge diner, enhanced by French doors that open up to a lovely rear garden, providing a delightful space for outdoor relaxation. Additionally, parking is available at the rear of the property for your convenience.

On the top floor, you will discover two generously sized double bedrooms, both offering ample space and comfort. Bedroom one features fitted wardrobes, ensuring plenty of storage. There is also a versatile study area or dressing area off bedroom one, which can be tailored to suit your needs. The property boasts a well-appointed four-piece bathroom suite, providing both style and functionality.

Situated in a popular residential location, this home is within walking distance of essential amenities, including a bus stop, a local fish and chip shop, and a Co-op shop. For those who enjoy the outdoors, scenic walks along Vernatts are easily accessible, and there is a children's playing green nearby. Families will appreciate the proximity of three primary schools, all within a five-minute walk.

Please note that approval for the low-cost scheme is required prior to viewing. If you are interested, we have the necessary forms available to email you.



Council Tax Band: A



Entrance Hall

10'3 x 3'10

UPVC double glazed door to the front, fuse box, staircase leading off to the first floor accommodation, radiator, telephone point, understairs storage cupboard and wood grain effect laminate flooring.

Kitchen

15'4 x 7'3

Base and eye level units, worktops over, sink and drainer drainer stainless steel sink unit with mixer tap over, electric oven, gas hob, extractor over, tiled splashback, space and plumbing for washing machine, modern wall mounted Worcester gas fired central heating boiler, breakfast bar, UPVC double glazed window to the front, radiator, coved and textured ceiling, inset spot lights and appliance space.

Cloakroom

Low level WC, wash hand basin with mixer tap over, radiator, and extractor fan.

Lounge Diner

13'10 x 10'11

Decorative feature wall, coved and textured ceiling, two ceiling lights, UPVC double glazed French doors with UPVC double glazed windows to the rear and radiator.

Landing

Loft hatch, coved and textured ceiling, ceiling light and smoke alarm.

Bedroom 1

12'0 x 10'7

Built-in double wardrobe, coved and textured ceiling, ceiling light, radiator, UPVC double glazed window to the front. (Measurements are into the built-in wardrobes).

Study/Dressing Area

8'5 x 4'3

Fitted desk/worktop with cupboards beneath, UPVC double glazed window, radiator, coved and textured ceiling, ceiling light, and built-in single wardrobe.

Bedroom 2

13'0 x 8'9

Access to loft space, coved and textured ceiling, ceiling light, radiator, UPVC double glazed window to the rear.

Bathroom

7'0 x 6'11

Panelled bath with mixer tap over, shower attachment and tiled surround, low level WC, pedestal wash hand basin, recessed shower cubicle with Triton shower, vertical radiator/towel rail, obscure double glazed UPVC window, shaver point, recessed ceiling lights and extractor fan.

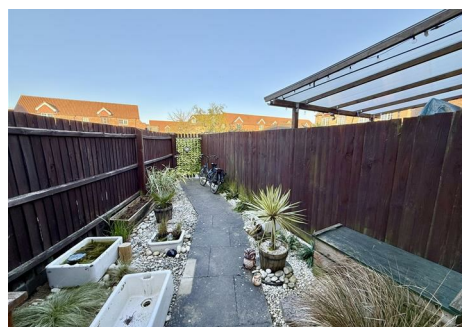
Outside

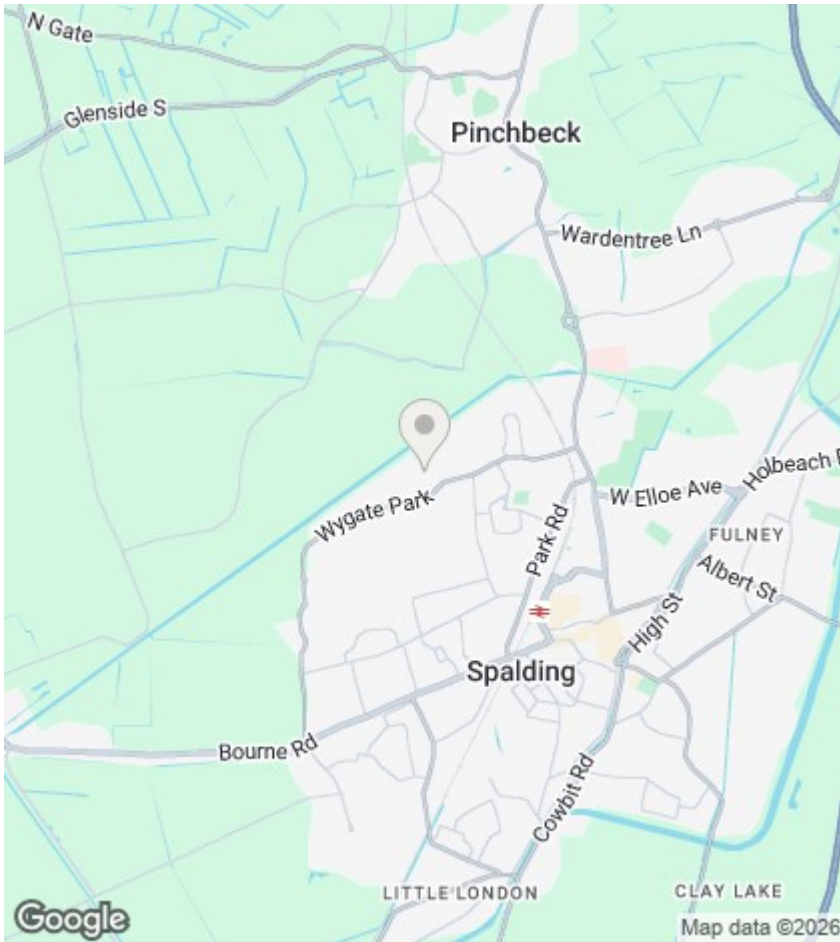
Wrought iron railings and hand gate to the front of the property, externally accessed gas and electricity meters and storm porch. Enclosed low maintenance rear garden, pathway, seating area, pebbled borders with plants and rear hand gate. There is allocated parking to the rear of the property.

Additional Information

LOW COST HOUSING SCHEME - The property is part of the South Holland District Council Scheme. Buyers must qualify - application form available, please contact Bradley James Estate Agents.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

