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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 The Hayfields, Spalding PE11 3FE

Guide Price £254,000 Freehold

- Spacious Modern Semi-Detached House
- Four Bedrooms
- Generous Sized Gardens
- Garage
- Parking for 4 cars

Attractive modern three storey semi-detached house with four bedrooms (one en-suite), bathroom, cloakroom, kitchen/diner and sitting room. Garage and parking for up to 4 cars, generous sized established gardens. Convenient town location.

SPALDING 01775 766766 BOURNE 01778 420406



Part obscure glazed front entrance door to:

RECEPTION HALL Laminate flooring, coat hooks, coved and textured ceiling, ceiling light, under stairs store cupboard, radiator, doors arranged off to:

KITCHEN/DINER 14' 8" x 9' 6" (4.49m x 2.92m) UPVC window to the front elevation, wall mounted ideal gas fired central heating boiler, plumbing and space for dishwasher and washing machine, built in electric double oven, four burner gas hob, NEFF cooker hood, space for fridge/freezer, roll edged worktops, fitted cupboards and drawers beneath, intermediate wall tiling, matching eye level wall cupboards, ceramic floor tiles, radiator, coved and textured ceiling, recessed ceiling lights.

CLOAKROOM Two piece suite comprising low level WC and wash hand basin, radiator, ceiling light.



SITTING ROOM 16' 4" x 10' 0" (5.00m x 3.05m) Laminate flooring, UPVC window, pair of UPVC glazed French doors to the rear elevation, radiator, coved and textured ceiling, ceiling light.

From the reception hall the staircase rises to the:

FIRST FLOOR LANDING Coved and textured ceiling, ceiling light, smoke alarm, doors arranged off to:

BEDROOM 2 10' 1" x 9' 7" (3.09m x 2.94m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 3 9' 10" x 8' 1" (3.00m x 2.47m) Coved and textured ceiling, ceiling light, UPVC window to the front elevation, radiator.

BEDROOM 4 10' 0" x 6' 4" (3.05m x 1.94m) UPVC window to the rear elevation, radiator, coved and textured ceiling, ceiling light.

BATHROOM 6' 5" x 6' 2" (1.96m x 1.90m) Plus large recess. Panel bath with tile surround, low level WC, hand basin set within vanity unit with store cupboard, tiled splash back, mixer tap, extractor fan, coved and textured ceiling, ceiling light, vertical radiator/towel rail, obscure glazed UPVC window.

Also from the first floor landing a door leads to a lobby with staircase rising to:

MASTER BEDROOM (SECOND FLOOR) 12' 0" x 15' 10" (3.67m x 4.85m) Plus large recess. Dual aspect with UPVC windows to the front and rear elevations, access to loft space, coved and textured ceiling, radiator, built in airing cupboard and door to:

ENSUITE SHOWER ROOM 9' 1" x 3' 11" (2.78m x 1.20m) Shower cabinet, pedestal wash hand basin, low level WC, obscure glazed UPVC window, extractor fan, coved and textured ceiling, ceiling light.

EXTERIOR The property occupies a generous sized plot with railings to the front boundary, lawned garden, gated access, leading to:

ESTABLISHED REAR GARDEN Of generous dimensions with extensive lawns, stocked borders, large greenhouse, raised vegetable beds, modern patio area. The garden is fully fenced with a gated access to the rear where there are side by side parking spaces for two cars and access to:

BRICK GARAGE 17' 2" x 8' 7" (5.25m x 2.62m) With up and over door, concrete floor, power and lighting. Situated at the left hand end of a block of garages convenient for the property. Adjacent to this and accessed from the double parking space, gated access leads to a safe gravelled area with further parking for two more cars.

The property is pleasantly situated overlooking a green area and convenient for local shops and primary schools.

DIRECTIONS From Spalding proceed northerly along Pinchbeck Road, over the West Elloe traffic lights up to the next lights, turning left into Woolram Wygate. Proceed over the level crossing, continuing to Wygate Park, turn right into The Hayfields and the property is situated on the left hand side.

AMENITIES Local shops, primary schools and the town centre are all within easy walking distance.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: 17841

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		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

