BRADLEY JAMES

ESTATE AGENTS









56 Horse Fayre Fields, Spalding, Lincolnshire, PE11 3FA

Asking price £270,000

- No chain
- Two reception rooms
- Modern kitchen with utility room off
- Walking distance to local shops and primary school
- Popular residential location
- Four bedrooms
- En-suite to bedroom one
- Off road parking and a single garage
- 15 minute walk or 5 minute drive to town centre

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https://www.rightmove.co.uk/property

Nestled in the charming area of Horse Fayre Fields, Spalding, this delightful NO CHAIN detached house, built in 1998, offers a perfect blend of comfort and convenience. With four spacious bedrooms, including an en-suite shower room, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, while the modern kitchen, complete with a utility room, caters to all your culinary needs.

The property boasts off-road parking for two vehicles, along with a single garage, ensuring that parking is never a concern. The low-maintenance rear garden offers a peaceful retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Location is key, and this home is within walking distance to local amenities, including a fish and chip shop and a Spar shop, making daily errands a breeze. For families, the primary school is conveniently located just a 10-15 minute walk or a quick two-minute drive away. The vibrant town centre is a mere five-minute drive, where you will find a train station, a variety of restaurants, supermarkets, and charming cafes.

Spalding is well-equipped for families, featuring a high school, a secondary school for girls, and a grammar secondary school for boys. Additionally, the renowned Springfields Garden Outlet Centre is nearby, offering a delightful shopping experience.

This property is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home. Don't miss the chance to make this lovely house your own in the heart of Spalding.

4 2 2

Council Tax Band: C







Entrance Hall
Composite obscured double glazed front door into the entrance hall with UPVC double glazed window to the side, stairs leading to the first floor accommodation, radiator under stairs alcove and a door to the cloakroom.

Cloakroom
UPVC obscured double glazed window to the front, WC and wash hand basin with tap over.

Lounge
12'4 x 12'4
UPVC double glazed window to the front, radiator, power points, TV points, data point and an archway through to the dining room.

Dining Room
10'2 x 8'0
Sliding double glazed patio doors onto the rear garden, radiator, power points and internal door through to the kitchen diner.

Kitchen Diner
14'0 x 10'6 x 7'3
Two UPVC double glazed windows to the rear, base and eye level units with work surface over, sink and drainer with a mixer taps over, integrated electric oven and grill, integrated dishwasher, integrated pull out larder cupboard, tiled floor, radiator, power points and a door to the utility room.

Utility Room
7'4 x 4'1
UPVC double glazed window to the rear, obscured double glazed door to the side, worktop, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, space and point for American fridge freezer, radiator and power points.

Landing
Power points and doors to the bedrooms and bathroom.

Family Bathroom
UPVC obscured double glazed window to the rear, panel bath with mixer tap over, pedestal wash hand basin with taps over, WC, radiator and airing cupboard with shelving.

Bedroom 1
14'8 x 10'1
UPVC double glazed window to the front, radiator, power points, TV point, telephone point, loft hatch and a door to the en-suite.

Bedroom 1 En-suite
UPVC obscured double glazed window to the rear, WC with push button flush, separate shower cubicle which is fully tiled with electric shower, double shaver point, extractor fan and radiator.

Bedroom 2
12'0 x 10'0
UPVC double glazed window to the front, radiator, power points and telephone points.

Bedroom 3
12'2 x 8'6
UPVC double glazed window to the rear, radiator, power points and telephone point.

Bedroom 4
9'0 x 9'0 x 4'6
UPVC double glazed window to the front, radiator, power points and telephone point.

Outside
To the outside there is tarmac and gravel off road parking which leads to the single garage with metal up and over door, there is side gated access to the rear garden which is enclosed by panel fencing and has shrub and palm tree borders, the rest is laid to patio with an enclosed seating area off of the kitchen and dining room.

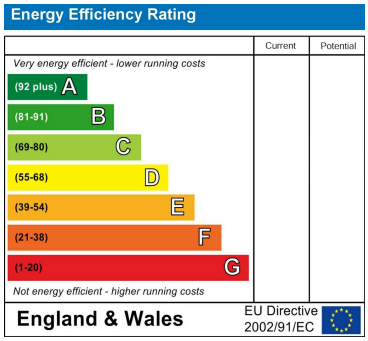


Directions

Viewings

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

EPC Rating:



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