



BRADLEY JAMES

ESTATE AGENTS



35 Horse Fayre Fields, Spalding, PE11 3FA

Asking price £269,500

- Extended Garden Room
- Shaker Style Kitchen
- Cloakroom
- En-Suite
- Office
- Double Aspect Lounge With Views Over The Green
- Utility Room
- Three Double Bedrooms
- Modern Bathroom
- Walking Distance To Local Primary School

# 35 Horse Fayre Fields, Spalding PE11 3FA

Nestled in the charming area of Horse Fayre Fields, Spalding, this deceptively spacious EXTENDED detached family home, built in 1997, offers a perfect blend of comfort and modern living. With three generous double bedrooms, including a master suite with an en-suite shower room, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy lounge, which overlooks the picturesque green, providing a serene view. The heart of the home is the shaker-style kitchen, seamlessly connecting to an extended garden room adorned with a stunning feature sky lantern, perfect for enjoying natural light throughout the day. The ground floor also boasts a utility room, cloakroom, and a dedicated office space, catering to all your family needs.

The first floor comprises three well-proportioned double bedrooms, with a modern bathroom serving the two additional rooms. Outside, the property features a beautifully maintained garden, ideal for outdoor gatherings, along with two parking spaces. The garage has been partially converted, offering additional storage at the front and a functional office space at the rear.

Conveniently located, this home is within walking distance to a primary school and just a short drive from three more primary schools. Local amenities, including shops and bus stops, are easily accessible, with the town centre only a five-minute drive away, where you will find a variety of shops, including Sainsbury's, Lidl, and Aldi, as well as bus and train stations. The property also benefits from excellent road links to the A16, connecting you to Peterborough, Stamford, Boston, Lincoln, and Norfolk.

Spalding is home to a boys' grammar secondary school and a girls' secondary high school, along with the popular Springfields Garden Outlet Centre, which features a water taxi service connecting the town centre to the outlet.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, under stairs storage cupboard, radiator and storage cupboard.

### Lounge

12'8 x 11'7

Double aspect with a UPVC double glazed window to the front overlooking the green, UPVC double glazed window to the side, radiator and power points.

### Kitchen Diner

13'8 x 13'0 x 8'5

UPVC double glazed window to the rear, block archway leading through to the extended garden room, base and eye level units with solid woodwork surface over, sink and drainer with mixer taps over, half sized electric oven and grill, four burner gas hob with extractor over, space and plumbing for dishwasher, tiled splashback, radiator and power points.

### Utility Room

6'0 x 5'0

Obscured double glazed side door, wall mounted gas boiler, space and point for fridge freezer, space and plumbing for washing machine, tiled splashback, power points and radiator.

### Downstairs Cloakroom

UPVC obscured double glazed window to the side, WC, wash hand basin with taps over, tiled splashback, radiator and fuse box.

### Garden Room

12'1 x 11'8

Triple aspect with UPVC double glazed French doors going onto the rear garden, two UPVC double glazed windows to the rear, UPVC double glazed sky lantern in the ceiling, radiator, power points, TV points and skimmed ceiling with inset spotlights.

### Office

9'7 x 8'5

The garage has been part converted, the rear of the garage is now being used as an office with base and eye level units with work surface over, space and point for tumble dryer, power points, skimmed and coved ceiling, a door going through to the front of the garage and another door leading into the kitchen.

### Landing

UPVC double glazed window to the side, radiator, power point, loft hatch and airing cupboard with shelving.

### Bedroom 1

13'0 x 11'7

Double aspect with a UPVC double glazed window to the front and to the side, radiator and power points.

### Bedroom 1 En-suite Shower Room

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash basin with mixer tap over and storage cupboard beneath, separate shower cubicle which has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, double shaver point and extractor fan.

### Bedroom 2

13'0 x 8'5

UPVC double glazed window to the rear, radiator and power points some with USB charging points.

### Bedroom 3

16'3 x 8'8

UPVC double glazed window to the front, radiator and power points.

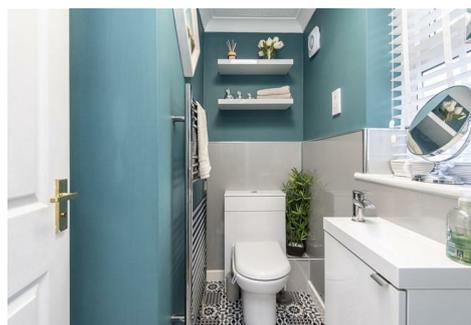
### Bathroom

UPVC obscured double glazed window to the side, panel bath with mixer taps over and a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush, tiled splashback, wall mounted heated towel rail and double shaver point.

### Outside

To the front of the property there is tarmac off-road parking and further gravel for off-road parking, outside light, the front of the garage is 6'6 x 8'1 and has a metal up and over door, power points and a door leading through to the office. There is side gated access leading through to the rear garden which is enclosed by panel fencing, block paved patio seating area, another patio seating area, shed, outside power points and the rest is laid to lawn.







## Viewings

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

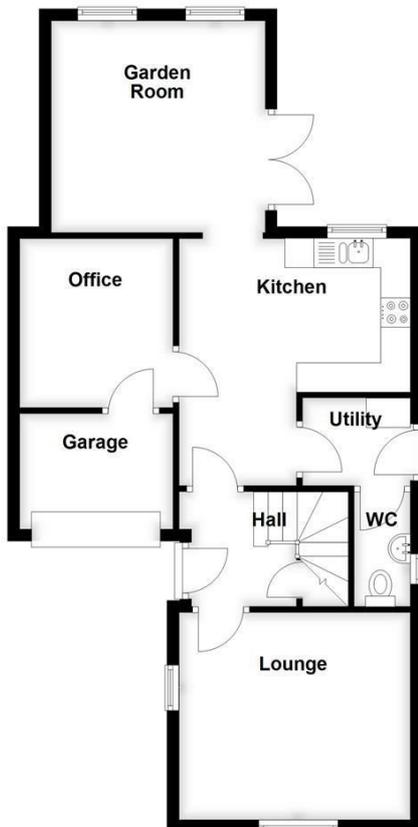
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

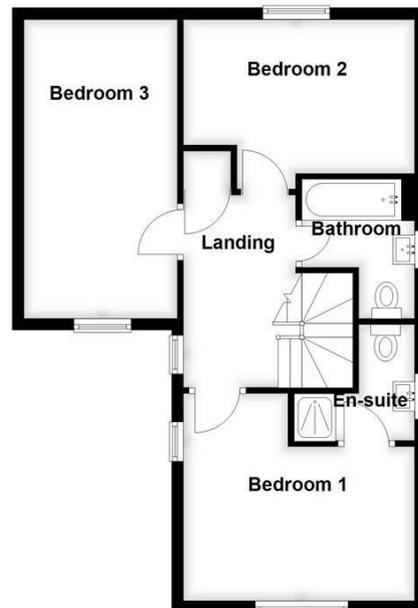
### Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



### First Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.3 sq. feet)