



38 The Hayfields, Spalding

£177,500

WELL PRESENTED THREE BEDROOM TOWNHOUSE IN A POPULAR RESIDENTIAL LOCATION

Benefiting from one allocated parking space, close by to all local amenities, play area and Schools. The property is spread over three floors, comprising of entrance hallway, living room, kitchen diner and cloakroom. The first floor offers two bedrooms and bathroom. Master bedroom to the second floor with ensuite shower room. A fully enclosed rear garden with patio area and polycarbonate roof over ideal for seating and entertaining ideal for those summer evenings. Laid to lawn with shrubbery to the side. Garden shed and gated access to the parking area.

Call today to get your viewing booked in!

- Three Bedroom Town House
- One Allocated Parking Space
- Set Over Three Floors

- Close To All Local Amenities
- Enclosed Rear Garden
- Modern Interior



ENTRANCE HALLWAY

Part glazed door to front aspect. Stairs leading to the first floor landing.

LIVING ROOM

17'0 x 10'4 (5.18m x 3.15m)

Upvc window to front aspect. Understairs storage cupboard. Two radiators. Telephone point. Television point. Wood effect flooring.

KITCHEN/DINER

13'8 x 10'3 (4.17m x 3.12m)

Upvc window and french doors to rear aspect. Base and wall units with worksurface over. Stainless steel sink with drainer and mixer taps over. Integrated electric oven with hob and extractor hood over. Integrated fridge freezer. Space and plumbing for washing machine and dishwasher. Radiator. Wall mounted boiler.

CLOAKROOM

Wash hand basin. Toilet. Radiator.

FIRST FLOOR LANDING

Upvc window to front elevation. Airing cupboard. Radiator.

BEDROOM TWO

11'6 x 9'10 (3.51m x 3.00m)

Upvc window to rear elevation. Built in wardrobes. Radiator.

BEDROOM THREE

9'10 x 7'1 (3.00m x 2.16m)

Upvc window to front elevation. Radiator.

FAMILY BATHROOM

Wash hand basin. Toilet. Shower cubicle. Bath with mixer taps over. Partially tiled walls. Extractor fan. Radiator.

MASTER BEDROOM

19'5 x 13'10 (5.92m x 4.22m)

Upvc velux window to rear elevation and Upvc window to front elevation. Radiator. Television point. Telephone point.

EN SUITE

Upvc window to rear elevation. Wash hand basin. Toilet. Shower cubicle. Partially tiled walls. Extractor fan. Radiator. Shaver point.

EXTERIOR

The front of the property comprises of gravel area and path to the front entrance. The rear garden is fully enclosed with timber fence panelling. Enclosed patio area with polycarbonate roof ideal for seating and entertaining. Lawn area with path leading to the rear of the garden. Shed. Rear gate leading to the parking.

PROPERTY POSTCODE

For location purposes the postcode of this property is: PE11 3FE

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

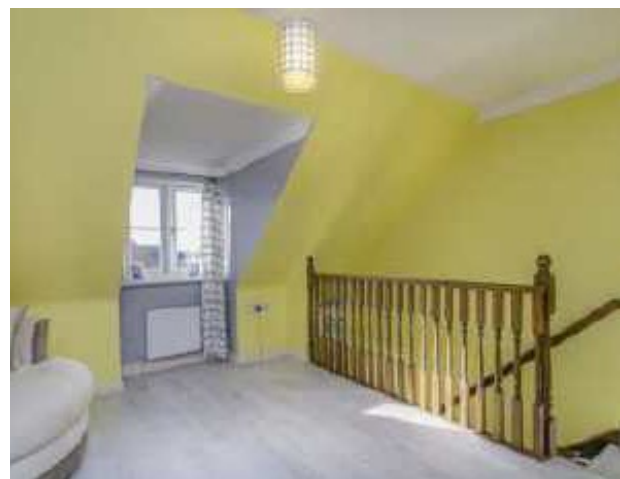
OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.



We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

DISCLAIMER

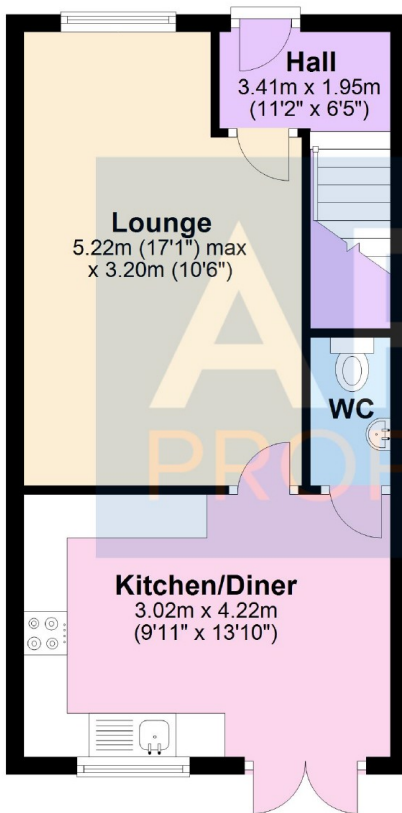
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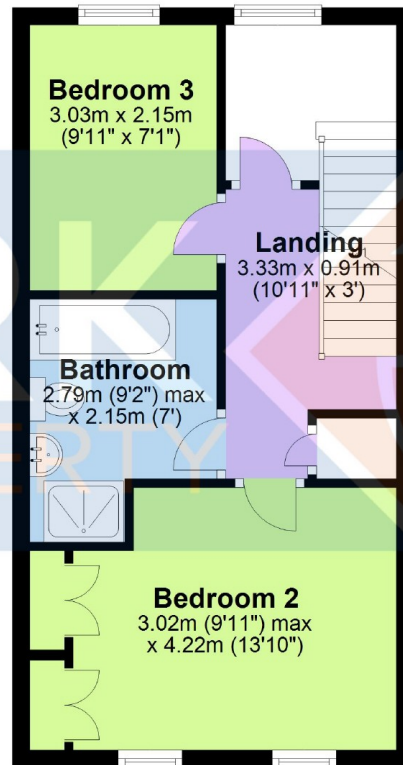


Ground Floor

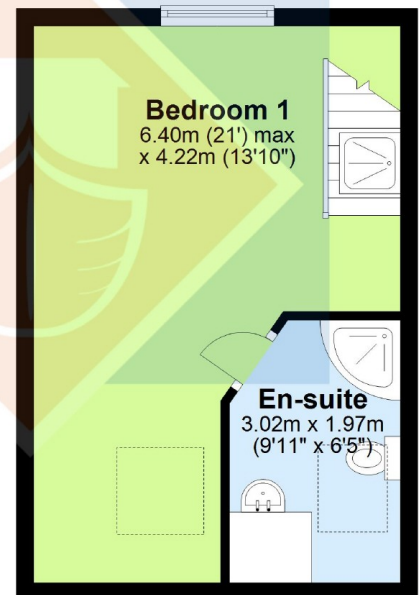
Approx. 35.1 sq. metres (378.1 sq. feet)

**First Floor**

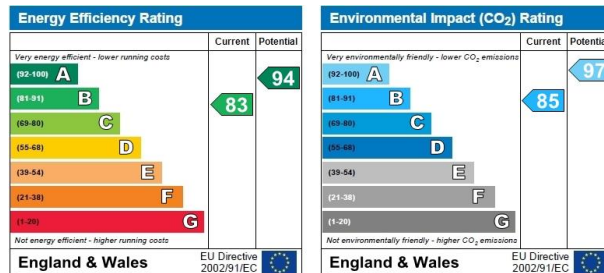
Approx. 35.0 sq. metres (377.1 sq. feet)

**Second Floor**

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 97.2 sq. metres (1045.9 sq. feet)



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