



## 19 THE HAYFIELDS SPALDING, PE11 3FE

**£198,000  
FREEHOLD**

19 The Hayfields, Spalding, PE11 3FE is a beautifully presented three-bedroom mid-terrace home spread across three spacious floors, offering an ideal opportunity for first-time buyers or growing families. The property boasts a modern kitchen/diner, a bright lounge, a master bedroom with en suite, and a fully enclosed rear garden. With allocated parking, and being close to local amenities, schools, and transport links, this well-maintained home provides comfortable and convenient living in a popular residential area. Priced at £198,000, it's a fantastic choice for those looking to settle in the heart of Spalding.

# 19 THE HAYFIELDS

- Three-bedroom mid-terraced home
- Modern kitchen/diner with garden access
- Spacious lounge with under-stairs storage
- Master bedroom with en suite
- Family bathroom with four-piece suite
- Ground floor cloakroom/WC
- Fully enclosed low-maintenance rear garden
- Allocated parking space plus visitor parking
- Well-presented throughout
- Close to local amenities, schools, and transport links



## Summary

19 The Hayfields, Spalding, PE11 3FE

Spacious Three Bedroom Mid-Terraced Home – Ideal for First-Time Buyers  
Modern Layout | Three Storeys | Allocated Parking | Well-Presented Throughout

## Overview

Located in a popular residential area of Spalding, this beautifully presented three-bedroom mid-terraced home offers spacious and versatile accommodation across three floors. Boasting modern interiors, a private rear garden, and off-road parking, the property is ideal for first-time buyers, young families, or those seeking a well-designed home close to local amenities and transport links.

## Key Features

Freehold tenure

Three well-proportioned bedrooms

Large master suite with en suite

Kitchen/diner with garden access

Ground floor WC

Family bathroom with four-piece suite

Allocated parking and visitor bays

Fully enclosed rear garden

Excellent location near schools and town centre

Room-by-Room Breakdown

Ground Floor

Entrance Hall – 2.00m x 1.93m

Welcoming hallway with hard flooring (non-carpeted), radiator, and access to the lounge, kitchen/diner, WC, and stairs to the first floor.

Cloakroom – 1.83m x 0.89m

Comprising a WC, wash hand basin, radiator, and extractor fan.

Lounge – 5.28m x 3.23m (17'4" x 10'7")

Bright and spacious living room with hard flooring, under-stairs storage cupboard, wall lighting, two radiators, and TV/telephone points. Double glazed window to the front aspect.

Kitchen/Diner – 4.22m x 3.12m (13'10" x 10'3")

Modern fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer, tiled splashbacks, integrated electric oven with extractor hood, and space/plumbing for a washing machine and dishwasher. Wall-mounted gas boiler, radiator, double glazed window to the rear, and French doors leading to the garden.

## First Floor

Landing – 3.53m x 1.96m

Includes storage cupboard, radiator, window to the front, and stairs leading to the second floor.

Bedroom Two – 4.22m x 3.18m (13'10" x 10'5") max

Spacious double bedroom with two built-in wardrobes, radiator, and two rear-facing double glazed windows.

Bedroom Three – 3.10m x 2.16m (10'2" x 7'1")

Versatile single bedroom, ideal as a child's room, guest room, or office. Radiator and front-facing double glazed window.

Family Bathroom – 2.95m x 2.16m (9'8" x 7'1")

Modern four-piece suite including a panelled bath with mixer taps, separate shower cubicle, WC, and wash hand basin. Partly tiled, with shaver point, extractor fan, radiator, and double glazed window to the front.

## Second Floor

Bedroom One (Master) – 6.43m x 4.29m (21'1" x 14'1") max

An impressive master suite occupying the entire top floor. Features include a front-facing window, rear skylight, TV point, radiator, and access to a private en suite.

En Suite – 2.74m x 1.96m (9'0" x 6'5")

Three-piece suite with shower cubicle, WC, and wash hand basin. Includes radiator, extractor fan, shaver point, storage cupboard, and skylight to the rear.

## Exterior

## Rear Garden

Fully enclosed and low maintenance, the garden includes a patio area, raised decking, gravel section, lawn area, and a garden shed—ideal for outdoor dining or relaxing.

## Parking

One allocated parking space is included, with additional shared visitor bays available nearby.

## Location

Set within the modern and well-regarded Hayfields development in Spalding, this home offers easy access to a wide range of amenities including local shops, supermarkets, schools, and transport links. The town centre is just a short distance away, making this an ideal spot for both commuters and families.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

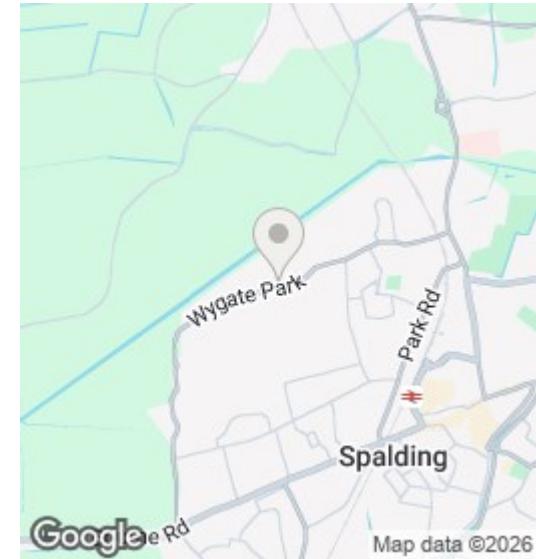
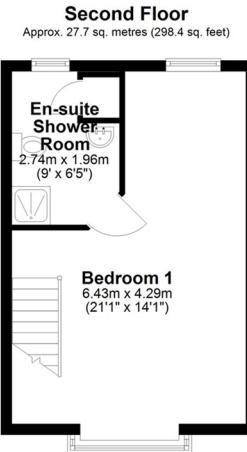
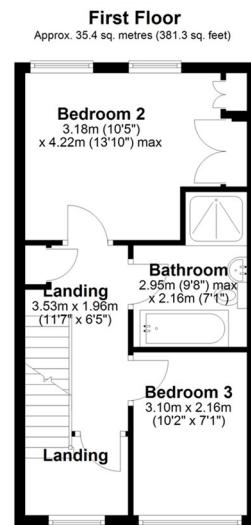
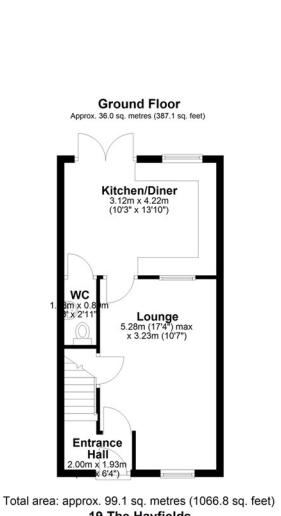
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1055.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	
(69-80)	C	79	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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