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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Albion Street, Holbeach PE12 7AZ

GUIDE PRICE - £220,000 Freehold

- Requires Updating and Improvement
- Spacious Accommodation
- Generous Garden
- No Chain
- Viewing Recommended

Spacious 3 bedroom detached house situated in the small town of Holbeach. Accommodation comprising entrance hallway, lounge, dining room, kitchen breakfast room, utility room, cloakroom, 3 double bedrooms and family bathroom. Off-road parking to the front, garage, front and rear gardens. No chain. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Storm porch with obscure wooden glazed door with matching obscure wooden glazed panels to the side elevation leading into:

ENTRANCE HALLWAY

6' 1" x 14' 4" (1.87m x 4.37m) Coved and textured ceiling, centre light point, radiator, staircase rising to first floor, central heating thermostat, understairs storage cupboard with shelving and lighting. Door to:

LOUNGE

13' 3" x 16' 4" (4.04m x 4.99m) UPVC double glazed window to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, smoke alarm, double radiator, BT point, TV point, feature brick wall with brick plinth and tiled hearth with fitted coal effect gas fire. Open archway into:

DINING ROOM

9' 11" x 12' 0" (3.04m x 3.66m) UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, centre light point, radiator, dimmer switch.



From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM

12' 0" x 12' 5" (3.66m x 3.81m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitting, radiator, BT point, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, built-in breakfast bar, space for fridge freezer, door to:

UTILITY ROOM

8' 7" x 11' 10" (2.63m x 3.63m) at the widest point UPVC double glazed window to the side elevation, wooden glazed door to the rear elevation, skimmed ceiling, centre strip light, fitted base and eye level units, floorstanding Ideal Mexico gas boiler, plumbing and space for washing machine, door into Garage and door into:

CLOAKROOM

3' 10" x 5' 2" (1.19m x 1.58m) Obscure wooden glazed window to the rear elevation, coved and textured ceiling, centre light point, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with taps.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 2" x 8' 1" (1.89m x 2.48m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space, smoke alarm. Storage Cupboard housing hot water cylinder. Door into:

MASTER BEDROOM

12' 1" x 16' 7" (3.69m x 5.06m) at widest point Wooden glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point, door to:

BEDROOM 2

16' 7" x 13' 8" (5.07m x 4.18m) Wooden glazed window to the front elevation, coved and textured ceiling, 2 centre light points, radiator.

BEDROOM 3

8' 9" x 12' 7" (2.68m x 3.84m) Wooden glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, storage cupboard off.

FAMILY BATHROOM

8' 6" x 10' 0" (2.61m x 3.05m) Wooden obscure glazed window to the rear elevation, coved and textured ceiling, centre light point, part tiled walls, double radiator, fitted with a five piece suite comprising low level WC, bidet, sunken bath with taps, wash hand basin fitted into vanity unit with storage below, fully tiled the mostastic shower enclosure.

EXTERIOR

The front is laid to gravel with turning bay and lawned area with shrub and tree borders.

GARAGE

8' 11" x 16' 7" (2.74m x 5.06m) Up and over door, power and lighting, electric consumer unit (recently refitted), UPVC double glazed window to the side elevation.

Side access gate leading to:

REAR GARDEN

Laid to lawn with a wide range of mature shrub and tree borders, wooden garden shed.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the roundabout continuing on Spalding Road and into Holbeach. Proceed straight on at the traffic lights into the High Street and continue into Fleet. Albion Street is a turning on the right hand side and the property is located on the left hand side.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

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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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.

Ref: S11317

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		