



Albert Street, Holbeach £219,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



A Grade II listed Town House in the heart of Holbeach conservation area offering spacious living across three stories. The ground floor features a kitchen/diner that opens to a west-facing enclosed courtyard, perfect for enjoying sunny afternoons. On the first floor, you'll find a large lounge and a family shower room, providing ample space for relaxation and convenience. The second-floor to three bedrooms and a cloakroom, ideal for family living. Outside, the property includes a single garage with lighting and power, in addition to parking for one car, ensuring both practicality and comfort.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Entrance Hall

Radiator, ceramic tiled flooring, decorative wall panelling, storage cupboard with shelving, decorative coving to ceiling with smoke detector, stairs to the first-floor landing.

Family Room/Dining Room 4.89m (16'1") max x 3.62m (11'11")

Single glazed sash window to front, ornamental fireplace set-in cast-iron Victorian style with tiled inset and hearth, vinyl floor covering, open plan to:

Kitchen/Breakfast Room 3.90m (12'10") x 3.06m (10')

Fitted with a matching range of base and eye level units, 1 1/4 stainless steel sink units and drainer, mixer tap, tiled surround, matching island unit with granite worktop space over, fitted cuisine master range cooker with fan assisted double oven and double grill, built-in five ring gas hob with extractor hood, vinyl floor covering, PVCu double glazed entrance doors to court yard garden, open plan to:

Pantry 1.09m (3'7") x 1.05m (3'5")

Shelving and storage/hanging space

First Floor Landing

PVCu single glazed sash window to rear, radiator, stairs to second floor landing, door to:

Lounge 6.01m (19'9") x 3.76m (12'4")

Two single glazed sash windows to front, Victorian style ornamental fireplace with cast iron inset and wood surround, radiator, TV point.

Family Bathroom

Three piece suite comprising of: twin vanity wash basin unit with base cupboards and drawers, mixer tap, part ceramic tiled walls, double shower enclosure with fitted mains shower and glass screen, WC with hidden cistern, heated towel rail, extractor fan, shaver point, single glazed sash window to rear, vinyl floor covering with recessed ceiling spotlights light, airing cupboard with linen shelving, boiler cupboard, housing wall mounted gas combination boiler serving heating system and hot water.

Second Floor Landing

Door to:

Main Bedroom 3.97m (13') x 3.07m (10'1")

Single glazed sash window to rear, fireplace, radiator, coving to ceiling.

Bedroom 2 3.75m (12'4") x 3.07m (10'1")

Single glazed sash window to front, fireplace, radiator.

Bedroom 3 2.95m (9'8") x 2.85m (9'4")

Single glazed sash window to front, radiator, coving to ceiling.

WC

Fitted with two-piece suite comprising, wash hand basin, close coupled WC, vinyl floor covering.

Outside:

The property fronts onto Albert Street. The rear west facing garden is enclosed with brick walling and wooden panel fencing with double iron gates to the rear, outside water tap, outside power point. Personal door to the single brick-built garage with up and over door, power and lighting.

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, take the 2nd right onto Albert Street where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 7DN.

Council Tax Band

Band A ~ £1,496.77 From April 2025 to March 2026, South Holland District Council.

EPC ~ D

Agents Notes:

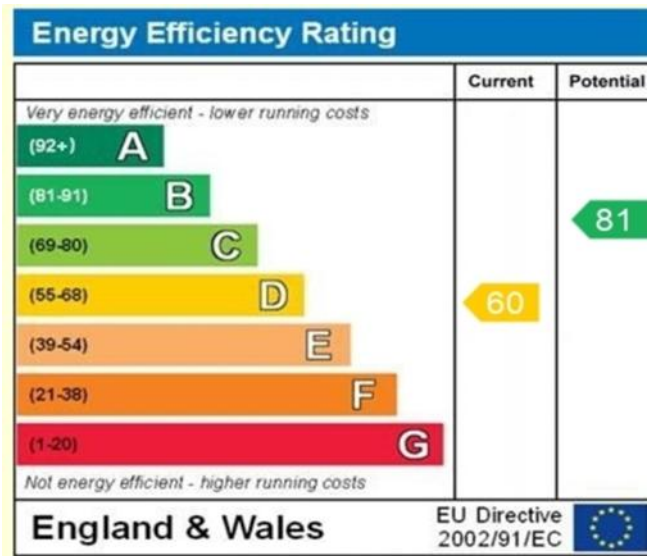
Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

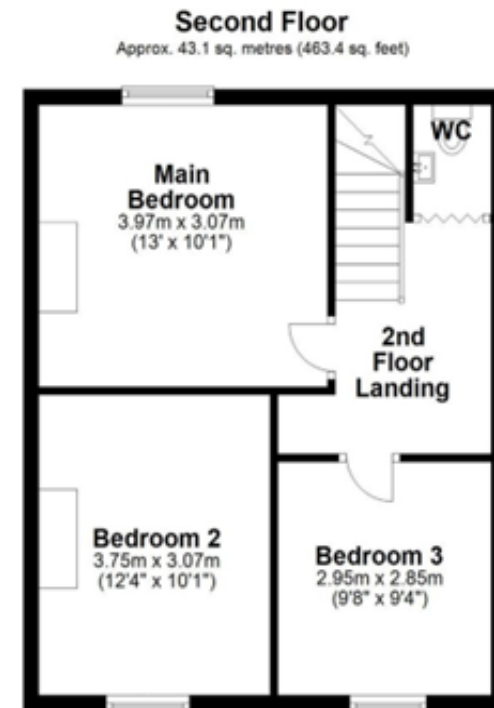
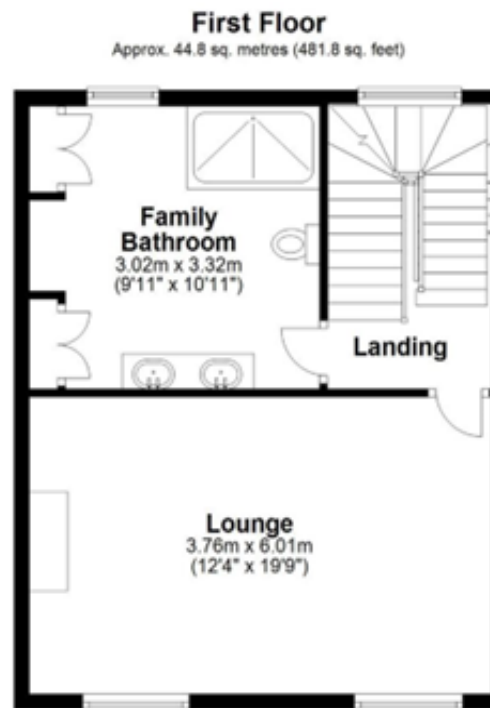
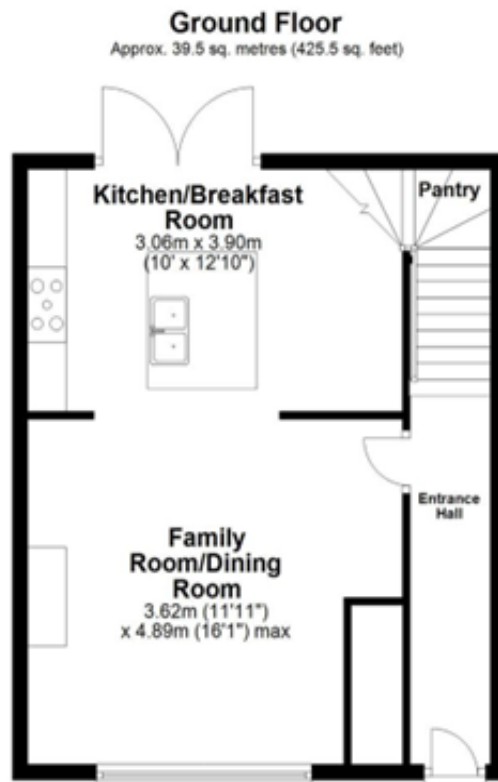
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.











Total area: approx. 127.3 sq. metres (1370.7 sq. feet)



PATH MORTGAGES

Expert Mortgage and Insurance Advice

01778 428158



Peter Baker

CertRECB CeMAP Certs CII (MP & ER)



Phill Greaves

CeMAP Certs CII (MP)



SOUTH LINCS
SURVEYORS

Your local, independent
building surveyors

📞 01775 422211

✉️ info@southlincssurveyors.com

🌐 www.southlincssurveyors.com

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

Energy Performance
Certificates (EPC)

RICS Valuations



DERVENSURE

INSURANCE BROKERS LTD

To discuss your needs call **01406 423340**
or pop in to our office:

**44 High Street, Holbeach
Spalding PE12 7ED**

www.dervensure.co.uk

INSURANCE THAT'S ON YOUR DOORSTEP

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, 9.00 am to 5.30 pm, Sat 9.00am till 2 pm - Sun 07824395793 - (out of office hours viewings & valuations are welcome).

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

"We strive for results, it's what we do best" 30 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard

copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.



Letsgetyoumoving Estate Agents

Let our family move yours...

FREE VALUATIONS | 7 DAYS A WEEK [➔](#)