



## 12 Albert Street, Spalding, PE11 2LF

**£275,000**

- Original character features
- Low maintenance rear garden
- Within close proximity to town
- Modern kitchen
- Newly fitted shower room
- Stunning decor throughout
- Well presented throughout
- A must view to really appreciate

This beautifully renovated home perfectly blends original features with a modern twist. Full of charm and style, it offers a flowing traditional layout with high ceilings and elegant decor, while incorporating contemporary fittings for today's lifestyle. Upstairs, you'll find three well proportioned bedrooms set across a split level landing, adding even more character to the property. Externally, the home has been designed for low maintenance and benefits from valuable off-road parking, a real bonus this close to town. Don't miss the opportunity to make this stunning home yours.

**Entrance Hall 25'7" x 6'0" (7.81m x 1.85m)**



UPVC door to front. Radiator. Quarry tiled floor. Radiator. Under stairs cupboard. Stairs to first floor landing.

**Lounge 16'4" x 14'2" (4.98m x 4.33m)**



UPVC bay window with fitted blinds to front. Victorian fire place. Radiator. Carpeted.

**Dining Room 11'8" x 12'5" (3.57m x 3.80m)**



UPVC window to rear with fitted blind. Radiator. Carpeted.

**Kitchen 14'4" x 9'8" (4.38m x 2.97m)**



UPVC window to side and glazed door leading to conservatory. Matching range of base and eye level units with work surfaces over. Sink unit with mixer tap over. Cupboard housing the central heating boiler with shelving. Four ring electric hob with extractor hood above. Space and plumbing for washing machine and dishwasher. Built in electric oven. Tile effect vinyl flooring. Radiator.

**Conservatory 9'5" x 10'7" (2.88m x 3.25m)**



Of brick and UPVC construction with polycarbonate roof. Fitted store cupboard. Tiled flooring. UPVC French doors opening onto rear garden.

**Cloakroom**



UPVC window to side. Toilet with concealed cistern and push button flush. Corner wash hand basin with mixer tap. Partially tiled walls.

**First Floor Landing 15'6" x 6'0" (4.73m x 1.85m)**



Two UPVC window to side. Doors to bedroom and bathroom.

**Bedroom 1 13'8" x 12'4" (4.17m x 3.78m)**



UPVC window to front with fitted blind. Radiator. Carpeted.

**Bedroom 2 11'8" x 12'5" (3.58m x 3.80m)**



UPVC window to rear with fitted blind. Radiator. Carpeted.

**Bedroom 3 14'5" x 9'9" (4.41m x 2.98m)**



UPVC window to side with fitted blind. Fitted wardrobes. Radiator. Carpeted. Loft access.

**Bathroom 10'2" x 6'0" (3.12m x 1.85m)**



UPVC window to front. Walk-in shower with overhead attachment. Toilet. Wash hand basin. Partially tiled walls. LVT flooring. Heated towel rail. Cupboard housing hot water cylinder.

**Outside**



To the front of the property is wrought iron railings with block paved driveway giving off road parking for two cars. Gated access to the side to the rear garden.

The rear garden is enclosed by timber fencing. Artificial lawn. Paved patio area and gravel borders.

**Store 12'2" x 4'7" (3.73m x 1.41m)**

Of brick construction. Wooden door to side. Window to side.

**Property Postcode**

For location purposes the postcode of this property is: PE11 2LF

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built  
Electricity supply: Mains  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Oil Central Heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway  
Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
Coastal erosion risk: No  
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: F28

### Viewing Arrangements

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.

### Offer 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 Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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 available 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

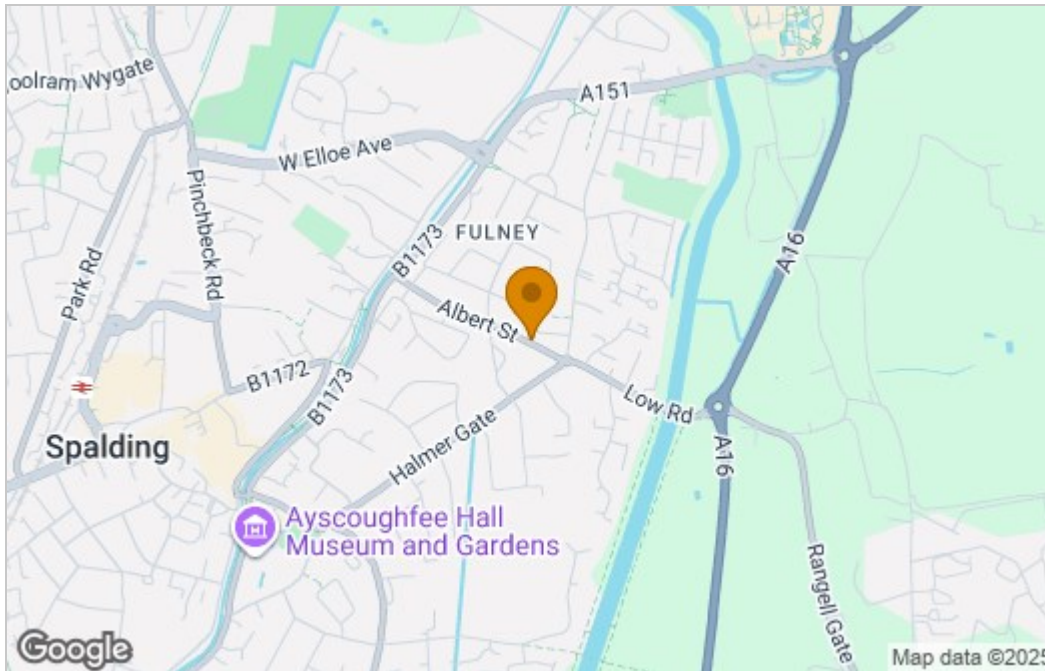
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

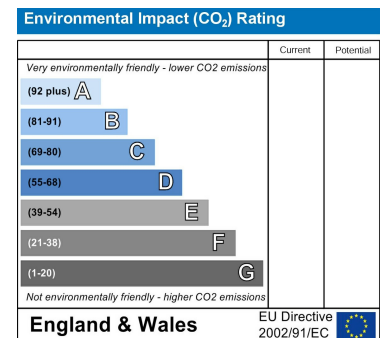
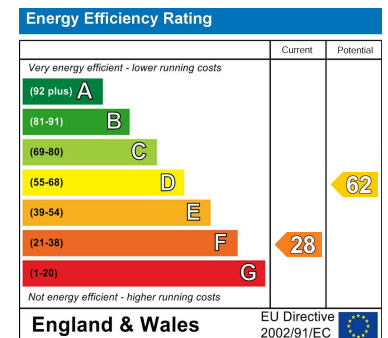


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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