



**26 Albert Street, Spalding, PE11 2LF**

**£270,000**

- Amazing outdoor bar and entertaining area
- Character at every angle
- Off road parking to front
- Three reception rooms
- Two bathrooms
- Close to town centre
- Quirky decor throughout
- Love character ? This is a must view



Looking for a Characterful Home with Exceptional Outdoor Space?

This beautiful three bedroom home has been thoughtfully decorated to highlight its charm and character, making it truly stand out from the rest. The layout flows perfectly, giving a warm and homely feel, and with two bathrooms, it's as practical as it is stylish.

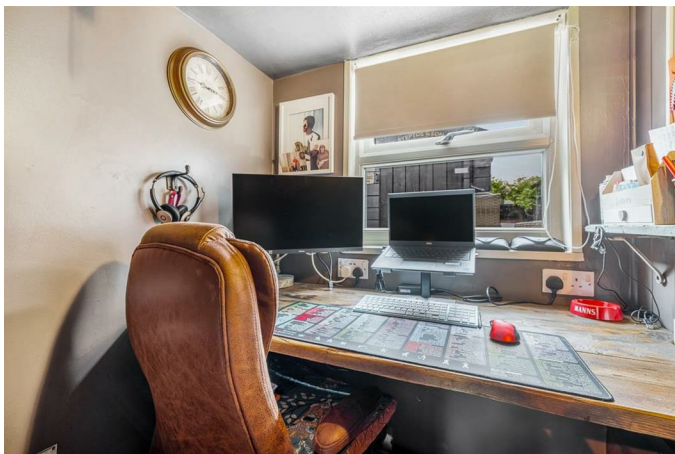
But the real showstopper? The outdoor space. Designed for entertaining, it features a fantastic outdoor bar, perfect for hosting friends and family. Homes like this don't come along often. Book your viewing today and see for yourself.

### Entrance Hall



UPVC door to front and window to side. Stairs to first floor landing. Radiator. Tiled flooring.

### Study 7'1" x 4'9" (2.18m x 1.47m)



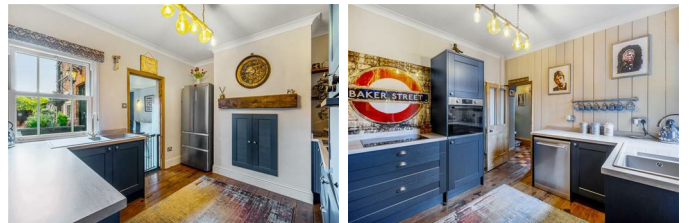
UPVC window to rear. Radiator. Tiled flooring.

### Lounge 14'3" x 13'1" (4.35m x 4.00m)



UPVC bay window to front. Radiator. Feature fire place with surround. Carpeted.

### Kitchen 9'11" x 12'0" (3.04m x 3.68m)



UPVC window to rear. Matching base units with work surfaces over. Space and plumbing for dishwasher. Built in eye level oven and grill. Sink unit with drainer and mixer tap over. Electric hob. Space for fridge/freezer. Panelled walls. Radiator. Wood effect flooring.

### Dining Room 11'6" x 7'1" (3.53m x 2.16m)



UPVC door to side. UPVC window to side. Built in storage. Panelled walls. Wood effect flooring.



**Boot Room/Utility Room 9'8" x 7'1" (2.96m x 2.16m)**



UPVC door to side. UPVC window to side. Storage built in. Space and plumbing for washing machine. Space for tumble dryer. Panelled walls. Wood effect flooring.

**Shower Room 3'11" x 7'4" (1.20m x 2.26m)**



UPVC window to rear. Walk in shower. Wash hand basin. Toilet. Heated towel rail. Panelled walls.

**First Floor Landing 13'7" x 5'1" (4.15m x 1.55m)**



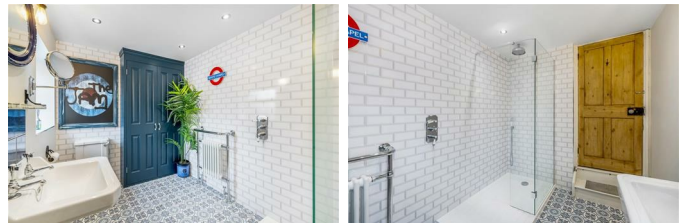
UPVC window to side and rear. Carpeted.

**Bedroom 1 10'2" x 12'0" (3.11m x 3.67m)**



UPVC window to rear. Feature fireplace with wooden surround. Built in storage cupboards. Radiator. Carpeted.

**En-suite 11'6" x 6'8" (3.52m x 2.04m)**



UPVC window to side. Spot lighting. Walk in double shower with rainwater head and separate shower attachment. Wash hand basin with tiled splash back. Toilet. Built in storage cupboard housing hot water cylinder. Cupboard housing boiler. Tiled flooring. Heated towel radiator.

**Bedroom 2 12'2" x 10'9" (3.71m x 3.29m)**



UPVC window to front. Feature fireplace with wooden surround. Built in storage cupboard. Radiator. Carpeted.



### Bedroom 3 8'10" x 6'0" (2.70m x 1.85m)



UPVC window to front. Radiator. Carpeted.

### Outside



The front of the property has a block paved driveway giving off road parking. Gated side access gate to the rear garden.

The rear garden is enclosed by timber fencing. Block paved patio area. Log store. Paved patio area with slate chipped edging. Outside sink. Outside plumbing and electrics.

### Workshop 7'11" x 6'4" (2.42m x 1.95m )

Timber door opening to side. Window to rear.

### Store 7'8" x 6'4" (2.34m x 1.95m)



Timber doors opening to front.

### Bar 12'9" x 11'5" (3.90m x 3.50m)



Timber structure with brick built bar area. Fire pit.

### 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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas 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: E54

### **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**

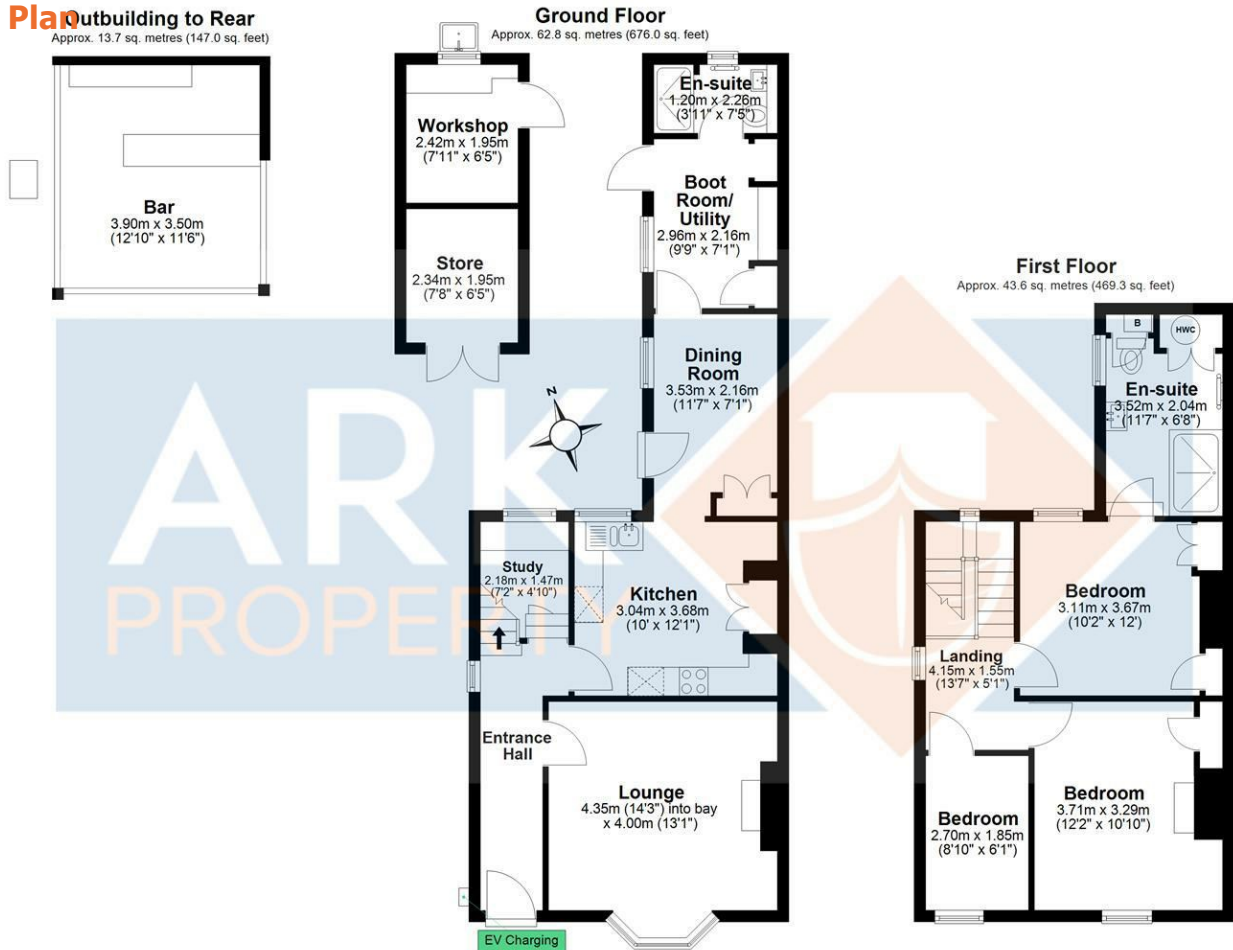
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### **Disclaimer**

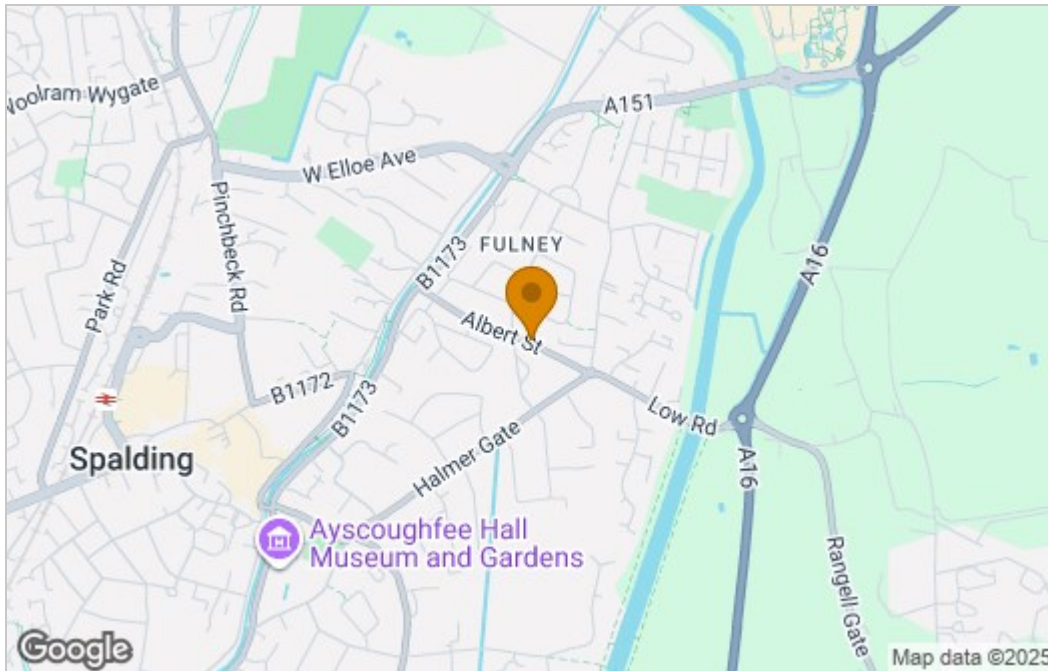
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## Floor Plan

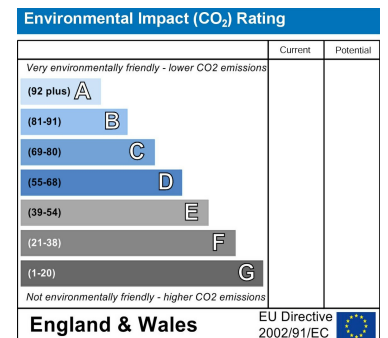
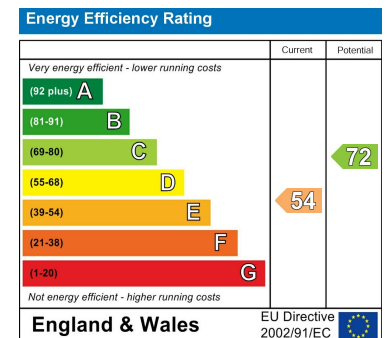


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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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