



22A Albert Street, Spalding, PE11 2LF

Offers Over £230,000

- Spacious downstairs space
- Great flowing home
- Close proximity to town
- Large four piece bathroom
- Three reception rooms

- Three double bedrooms
- Partial garage conversion
- No chain !

Spacious Three-Bedroom Family Home – Walking Distance to Town

Situated just a short walk from town, this beautifully presented three-bedroom home offers generous living space and a fantastic layout designed for modern family life.

The ground floor flows effortlessly, creating a bright and welcoming environment. Upstairs, the sense of space continues with three well-proportioned double bedrooms and a larger-than-average bathroom featuring a luxurious oversized bath and a walk-in double shower—perfect for unwinding after a long day.

With the added bonus of no onward chain, this could be the perfect home you've been searching for. Don't miss out—arrange a viewing today!

Entrance Hall

UPVC door to front. Part tiled floor. Opening to Kitchen.

Cloakroom

UPVC window to side. Tiled floor. Toilet. Radiator.

Kitchen 11'10" x 10'5" (3.63m x 3.20m)



UPVC window to front. Matching range of base and eye level units with work surfaces over. Circular sink with stainless steel circular draining board. Pull out larder. Stainless steel gas hob and stainless steel extractor hood over. Built in electric oven. Wooden carousel unit. Tiled flooring. Radiator.

Inner Hallway 9'10" x 7'1" (3.00m x 2.16m)



Stairs to first floor. Understairs storage cupboard. Laminate wood flooring.

Utility Room 12'2" x 7'8" (3.71m x 2.34m)

UPVC door to side. Matching range of base and eye level units with work surfaces over. Stainless steel sink with mixer tap over. Space for fridge/freezer. Plumbing and space for washing machine. Radiator. (Utility has been extended into garage)

Dining Room 9'10" x 9'10" (3.02m x 3.02m)



UPVC double doors to rear leading to conservatory. Radiator. Laminate wood flooring.

Lounge 18'2" x 10'9" (5.54m x 3.30m)



UPVC bay window to rear. UPVC window to side. Two radiators. Feature fireplace with surround. Laminate wood flooring.

Conservatory 13'5" x 9'10" (4.11m x 3.02m)



UPVC doors to side. Brick and UPVC construction. Polycarbonate roof. Radiator. Tiled floor.

First Floor Landing



UPVC window to side. Loft access. Carpeted.

Bedroom 1 13'5" x 10'9" (4.09m x 3.28m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 2 12'2" x 10'9" (3.71m x 3.30m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 9'10" x 9'10" (3.00m x 3.00m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 11'3" x 8'5" (3.45m x 2.59m)



UPVC window to front. Toilet. Wash hand basin with tiled surround. Large built in bath with tiled surround. Walk in double shower with rainwater head. Extractor fan. Partly tiled walls. Built in airing cupboard. Heated towel rail. Spot lighting. Carpeted.

Outside



Front: Block paved and gravel off road parking. Side access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area. Paved pathway. Patio area. Timber shed.

Garage

Partly converted garage with space for bikes and other bits

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: C

Electricity supply: Mains

Solar Panels: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

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 and Single Garage

Flood risk: Surface water - very 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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: C69

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

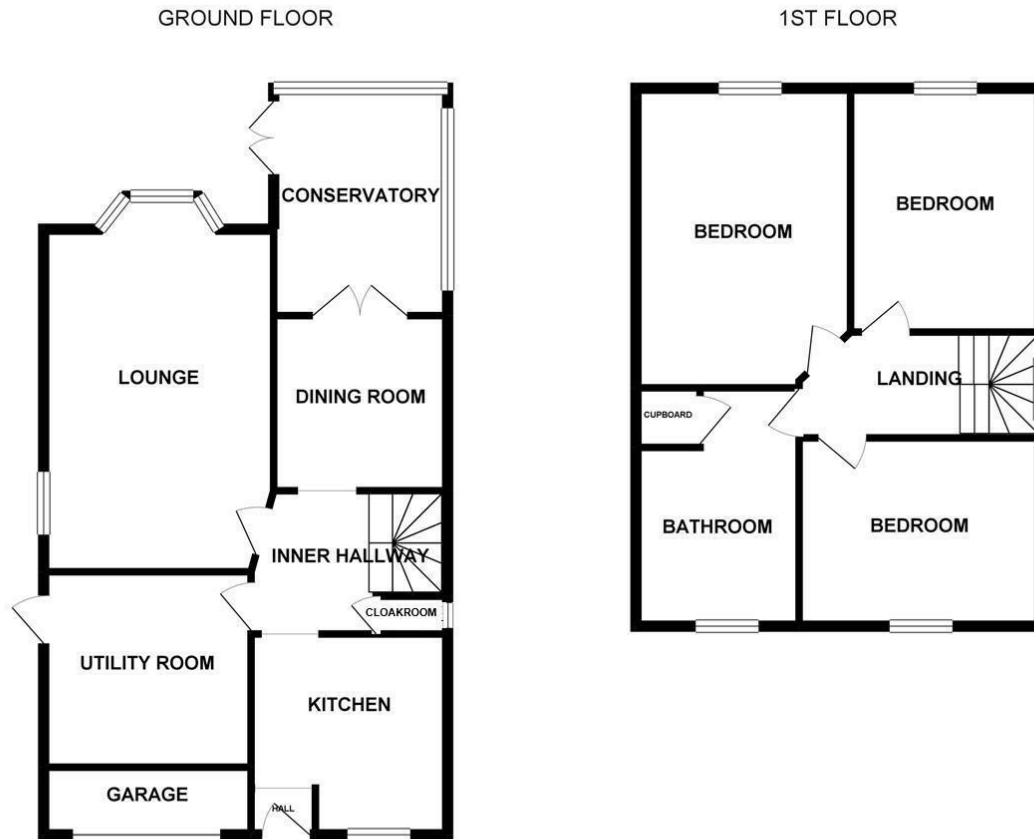
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

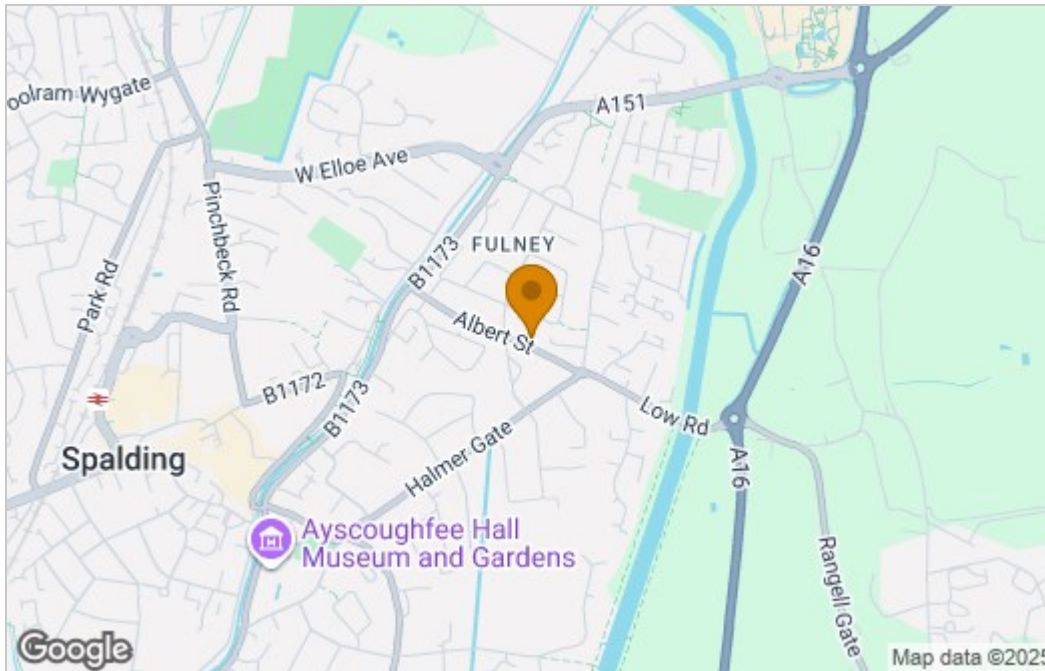
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

