



## Albert Street, Holbeach £239,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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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.

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## **Agents Notes:**

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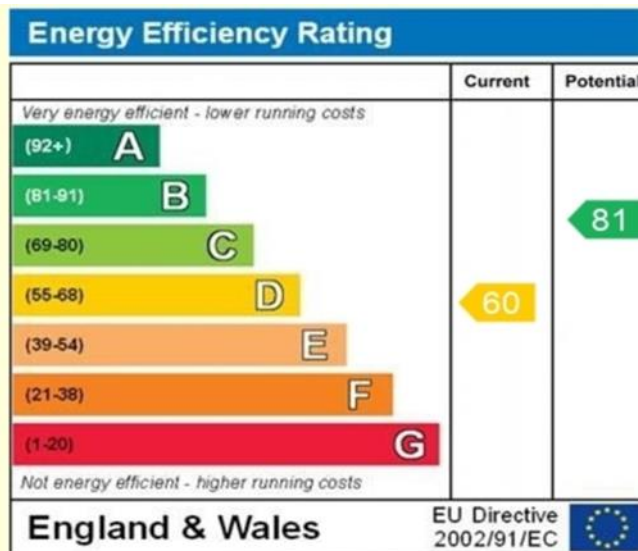
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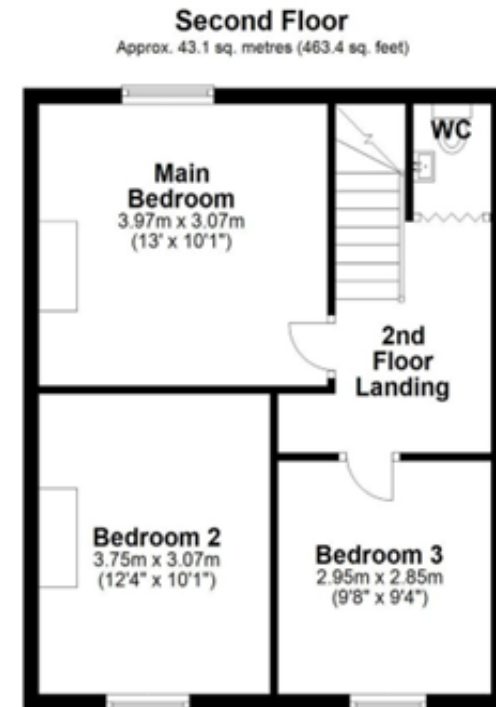
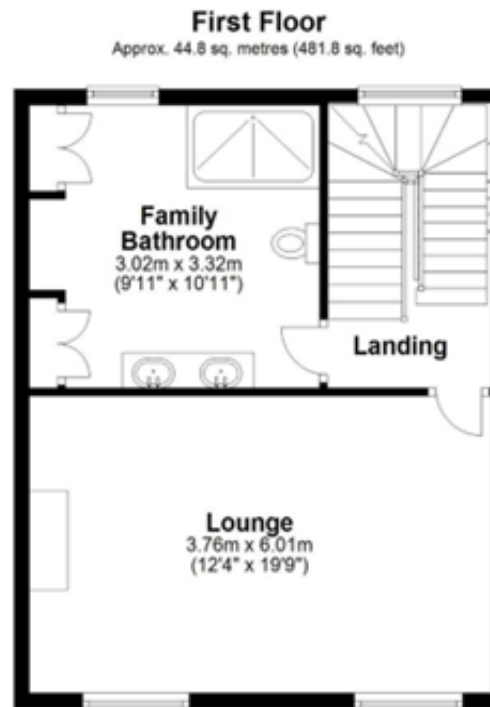
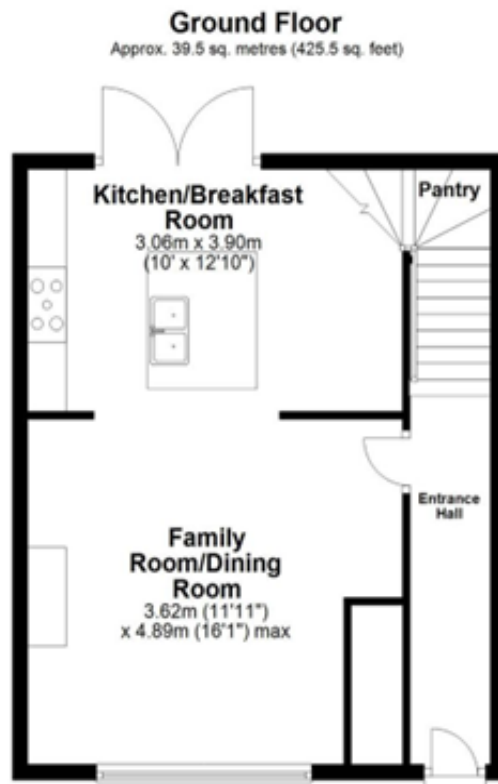












Total area: approx. 127.3 sq. metres (1370.7 sq. feet)





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### **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).

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