

71 Albion Street, Spalding, PE11 2AU

£272,500

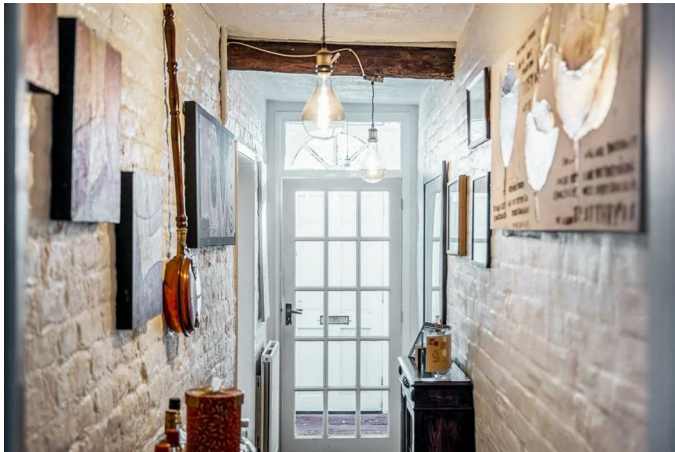
- Grade II Listed Period Home: A historic property full of charm and character.
- Prime Location: Situated in the heart of Spalding, close to local amenities.
- Four Bedrooms: Spacious accommodation ideal for families or professionals.
- Living Spaces: Includes a cosy lounge and a formal dining room for entertaining.
- Well-Equipped Kitchen: Functional and practical for everyday living.
- Additional Features: Includes a basement, perfect as a games room or similar.
- Modern Conveniences: Downstairs WC and a stylish first-floor bathroom.
- Extensive Gardens: Beautiful outdoor space ideal for relaxing or gardening.
- Private, gated parking.
- Historic Appeal: A rare opportunity to own a character-filled home in a sought-after location.

Charming Grade II Listed Period Home in the Heart of Spalding with no onward chain.

Nestled in the centre of Spalding, this delightful Grade II listed property is brimming with charm and character. Featuring four bedrooms, a welcoming lounge, a formal dining room, and a well-equipped kitchen, the home offers a perfect blend of period features and modern comfort. Additional highlights include a basement, a convenient downstairs WC, and a stylish first-floor bathroom.

Externally, the property boasts extensive gardens, ideal for outdoor enjoyment. Private, gated parking. A truly unique opportunity to own a piece of history in a sought-after location. Viewing is highly recommended!

Entrance porch



Solid wood entrance door with top light. Gas meter box cupboard. Glazed door opening to hallway.

Entrance hall



Exposed ceiling beams. Painted exposed brick walls. Radiator. Door to:

Lounge 11'1" x 12'9" max (3.38m x 3.91m max)



Sliding sash window to the front with internal secondary glazing. Coving to ceiling with picture rails. Open fireplace in stone surround and hearth and matching alcoves either side. Radiator.



Dining Room 13'3" x 13'3" (4.04m x 4.04m)



Sliding sash bay window to the rear. Coving to ceiling. Two radiators. Inset wood burning stove with tiled hearth. Wooden laminate flooring. Stairs to first floor. Stairs leading to basement.



Basement 9'4" x 10'9" (2.87m x 3.28m)



Currently used as entertaining space but suitable for other uses. Radiator. Built in electric meter cupboard with consumer unit. Built in storage nooks.



Kitchen 16'6" x 7'6" (5.05m x 2.29m)



Sliding sash windows. Stable style door to side.

Coving and skimmed ceiling. Recessed spot lighting. Tiled flooring. Fitted base and eye level unit with worksurfaces over. Tiled splashback. Composite sink and drainer with chrome mixer tap. Integrated eye level NEFF oven and grill. 4 ring NEFF electric hob and extractor fan over. Integral fridge, freezer and dishwasher. Built in larder cupboard. Built in bin cupboard. French doors opening to rear lobby. Under floor heating with it's own thermostat.



Rear Lobby 5'10" x 4'9" (1.78m x 1.45m)



Sliding sash windows to side and French doors to rear opening to garden. Tiled floor.

Cloakroom

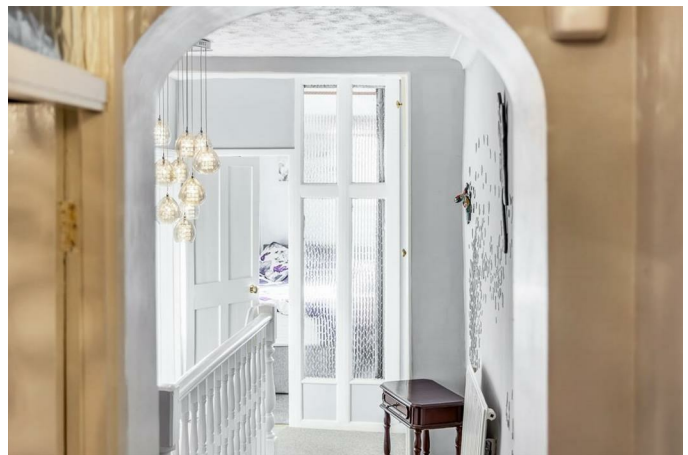


Radiator. wall mounted wash hand basin, chrome tap and tiled splash back. Close coupled WC with push button flush. Skylight. Tiled flooring.

Landing



Coving to ceiling. Built in full height storage cupboard with shelving. Radiator.



Bedroom 1 11'1" x 10'4" (3.38m x 3.17m)



Sliding sash window with secondary glazing to the front. Coving to ceiling. Wall mounted electric radiator. Full height built in wardrobe with hanging space and shelving.

Bedroom 2 10'9" x 8'7" (3.28m x 2.64m)



Double glazed window to the rear. Coving to ceiling. Wall mounted electric radiator. Built in mirrored door wardrobes.



Bedroom 3 8'3" x 6'7" (2.54m x 2.01m)



Sliding sash window with secondary glazing to the front. Coving to ceiling.

Bedroom 4 8'9" x 4'9" (2.67m x 1.47m)



Original sash window to the side. Coving to ceiling. Laminate flooring.

Bathroom



Double glazed window to the rear. Coving to ceiling. Built in storage cupboard. Vinyl flooring. Full height wall tiling. Fitted panel bath with chrome taps over and telephone style shower attachment. Chrome thermostatic bar over. Pedestal wash hand basin with chrome taps over. Low level WC.



Outside



The rear garden is extensive and wonderfully landscaped to include several planted areas. Patio seating. Pond with bridge over leading to parking area to the rear. Well stocked borders of plants and shrubs. There is a variety of mature trees, multiple

fruit trees and further patio ideal for hot tub or similar. The garden is enclosed by wall and timber fence. Off road parking is available for up to 5 cars.



Property Postcode

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

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: Gas Central Heating and Electric Heating

Heating features: Wood/Multi fuel burner

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 but None over Data. Vodafone is Limited over Voice but None over 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 Private parking to the rear
 Building safety issues: No
 Restrictions: Grade 2 Listed Building
 Public right of way: No
 Flood risk: No
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: No
 Accessibility and adaptations: The property is not wheelchair friendly
 Coalfield or mining area: No
 Energy Performance rating: D55

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.

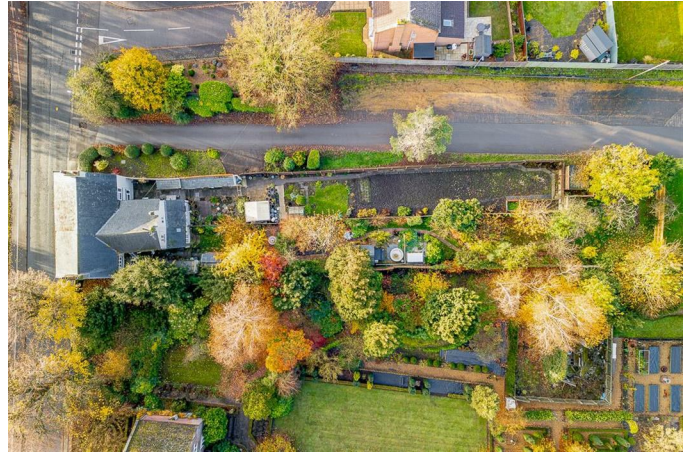
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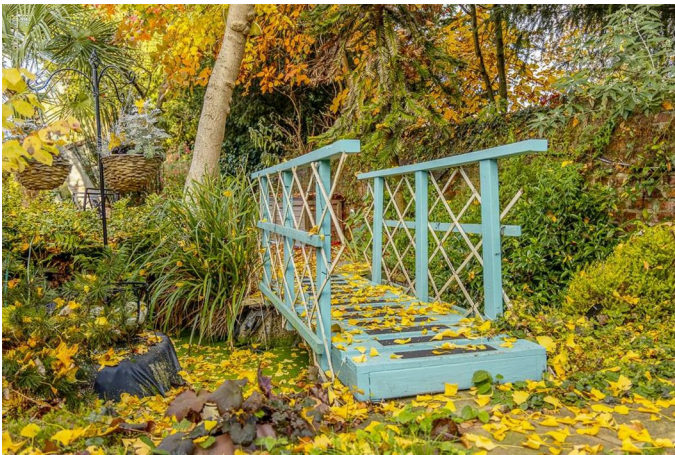
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

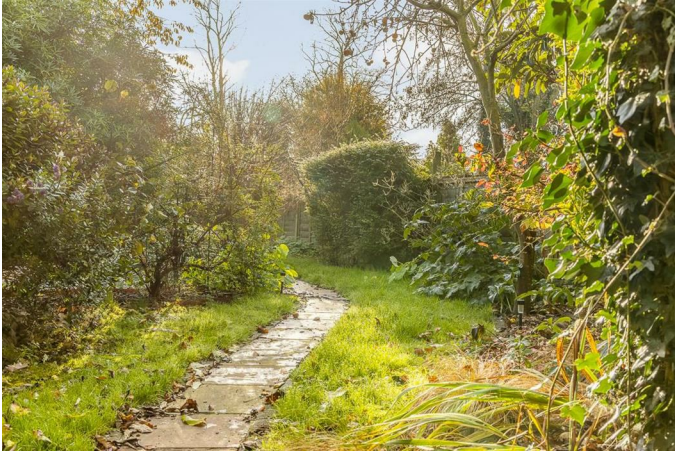
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

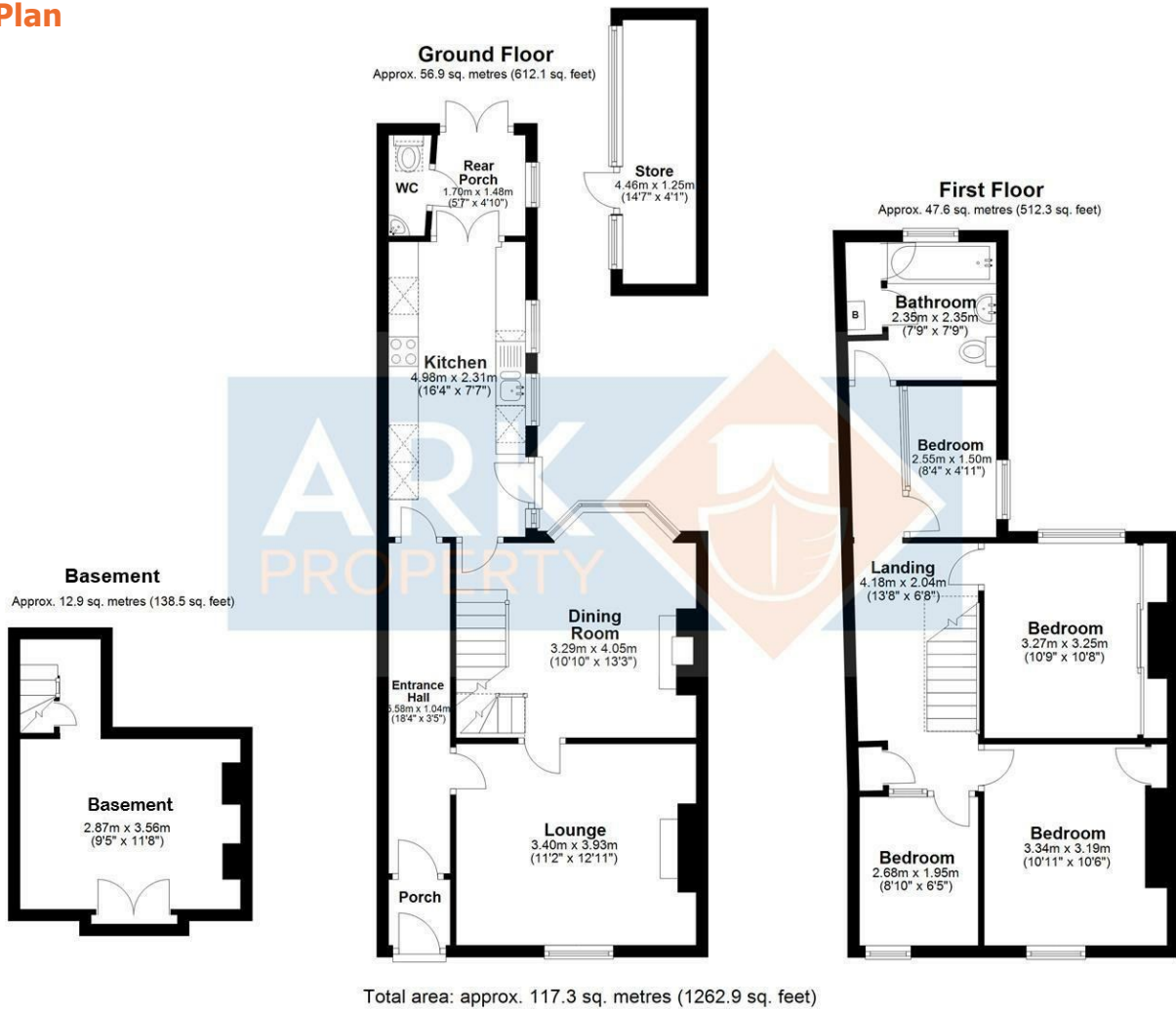
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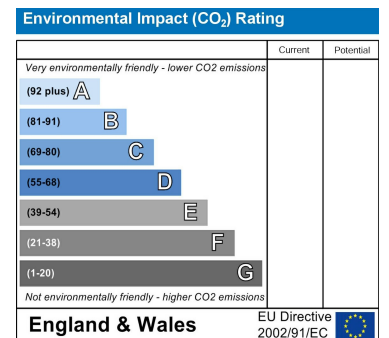
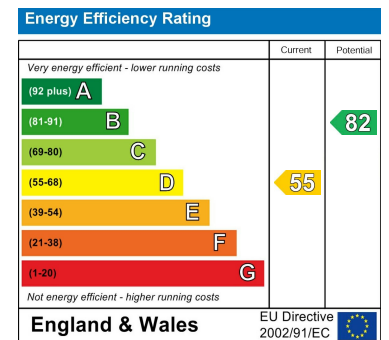
Floor Plan



Area Map



Energy Efficiency Graph



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