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12 Albert Street, Spalding PE11 2LF

£289,000 Freehold

- 3 Bedroom Semi-Detached House
- Conservatory
- Fully Renovated to a High Standard
- Off-Road Parking
- Viewing Highly Recommended

This elegant Victorian property is one half of Halmer Villas dating to 1886. The property has been restored to reflect this classic period of architecture and provides spacious accommodation including 3 bedrooms and 2 reception rooms. Off-road parking, established gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

UPVC front entrance door to:

RECEPTION HALL

15' 3" x 4' 5" (4.67m x 1.35m) Traditional coloured quarry tiled floor, moulded cornice, smoke alarm, ceiling light, radiator, cupboard housing the electricity meter and fuse box, staircase off, door to:

SITTING ROOM

14' 9" x 13' 6" (4.51m x 4.14m) plus large UPVC bay window with fitted blinds. Moulded cornice, picture rail, Victorian fire place, radiator, pendant light with dimmer switch control.



INNER HALLWAY

10' 6" x 3' 3" (3.21m x 1.01m) With pendant light fitments, door to:

DINING ROOM

12' 9" x 11' 8" (3.90m x 3.57m) Moulded cornice, pendant light fitment, radiator, UPVC window to the rear elevation with fitted blind, deep skirting boards.



CLOAKROOM

4' 9" x 3' 0" (1.46m x 0.93m) (max). Two piece suite comprising low level WC with concealed cistern and push button flush, corner hand basin with mixer tap, half tiled walls, obscure glazed UPVC window, ceiling light.

FITTED KITCHEN

14' 4" x 9' 10" (4.37m x 3.00m) Recessed ceiling light, coved cornice, UPVC window to the side elevation, worktops with a range of contemporary fitted units beneath including base cupboards and drawers, 3/4 high cupboard housing the central heating boiler with shelving, four ring electric hob with multi speed illuminated cooker hood above, plumbing and space for washing machine and dishwasher, resin sink unit with mixer tap, built in electric oven, tile effect vinyl floor covering, radiator, UPVC glazed door opening into:



CONSERVATORY

9' 10" x 9' 6" (3.00m x 2.91m) Of dwarf brick and UPVC construction with pitched polycarbonate roof, pendant light fitment, fitted store cupboard, tiled floor, pair of UPVC glazed French doors opening onto rear garden.



From the Reception Hall, the carpeted staircase rises to:

FIRST FLOOR LANDING

With two UPVC side windows, coved cornice, ceiling light, doors arranged off to:

BEDROOM 1

13' 8" x 12' 4" (4.17m x 3.78m) UPVC front window with fitted blind, picture rail, radiator, ceiling light.

BEDROOM 2

12' 4" x 11' 8" (3.78m x 3.58m) UPVC rear window with fitted blind, alcove cupboard, fitted carpet, radiator, ceiling light, picture rail.





BEDROOM 3

14' 5" x 9' 10" (4.41m x 3.00m) Access to loft space, UPVC side window with fitted blind, radiator, ceiling light, fitted carpet, range of fitted wardrobes.

BATHROOM

10' 6" x 6' 0" (3.21m x 1.84m) Large walk-in shower with overhead sprinkler, low level WC, hand basin set on chrome feet with hot and cold taps, partial wall tiling, LVT flooring, picture rail, radiator, obscure glazed UPVC window.

EXTERIOR

Wrought iron railings to the frontage with block paved area, stocked border, off road parking for two cars. Gated access to the side where there is a pathway, stocked border, store shed, outside tap, access round to the:

ENCLOSED REAR GARDEN

Artificial lawn, paved patio, gravel borders.

BRICK OUTBUILDING

12' 2" x 5' 1" (3.73m x 1.56m) Power and lighting, concrete floor.

Behind this is the discretely hidden bunded oil tank and to the other side of the conservatory, a walled gravelled courtyard area.

DIRECTIONS/AMENITIES

From the agents offices by car proceed along New Road continuing into Westlode Street as far as the junction and turn left into Albion Street. Proceed alongside the river to the roundabout taking the last exit and proceeding in the reverse direction along the other side of the river along Commercial Road. Take a left hand turning into Albert Street and the property is situated on the left hand side.

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet , Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	28 F	
1-20	G		



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11675

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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