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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



11 Albion Street, Holbeach PE12 7AZ

£195,000 Freehold

- 3 Bedroom Bungalow
- Shower Room
- Off-Road Parking
- No Chain
- Gas Central Heating

Deceptively spacious modern 3-bedroom bungalow with driveway and manageable enclosed gardens. Situated on the outskirts of town with easy access to all amenities. Gas central heating, UPVC windows. Entrance hall, 3 bedrooms, lounge, dining kitchen and shower room.







ACCOMMODATION Composite front entrance door opening into:

RECEPTION HALL 13' 0" x 3' 5" (3.97m x 1.06m) plus 7'8'' x 6' (2.35m x 1.85m) overall, radiator, access to loft space, central heating thermostat control, 2 ceiling lights, smoke alarm, panelled doors arranged off to:

DINING KITCHEN 12' 4" x 10' 4" (3.76m x 3.16m) Range of fitted units comprising base cupboards and drawers with soft closures above and below the worktops with inset single drainer composite sink unit with mono block mixer tap, eye level wall cupboards, electric oven, gas hob and cooker hood, cupboard housing the modern Viessmann gas fired central heating boiler, plumbing and space for washing machine, space for











fridge freezer, vinyl floor covering, radiator, central freestanding island/breakfast bar, fuse box, recessed ceiling lights, smoke alarm, UPVC window to the front elevation with roller blind.

LOUNGE 14' 8" x 14' 4" (4.48m x 4.37m) maximum Fitted carpet, ceiling light, TV point, telephone point, radiator, UPVC French doors with full height side panels all with fitted Venetian blinds.

BEDROOM 1 12' 2" x 9' 8" (3.72m x 2.97m) plus door recess. Fitted carpet, UPVC window to the rear elevation, TV point, ceiling light, radiator.

BEDROOM 2 12' 2" x 9' 5" (3.72m x 2.89m) Fitted carpet, ceiling light, radiator, TV point, UPVC window to the front elevation.

BEDROOM 3 12' 4" x 8' 0" (3.78m x 2.46m) maximum Fitted carpet, ceiling light, radiator, UPVC window to the front elevation.

SHOWER ROOM 8' 2" x 7' 4" (2.49m x 2.26m) maximum Three piece suite comprising fitted shower with 1400mm shower tray, fully tiled surround and glazed screen with deflector panel, low level WC with push button flush, pedestal wash hand basin, vinyl floor covering, recessed ceiling lights, extractor fan, shaver point, vertical radiator/towel rail.

EXTERIOR Gravelled frontage with low retaining capped brick wall, pathway to the front door, outside tap, driveway, externally mounted gas meter and gated access to:

ENCLOSED REAR GARDENS Synthetic turf, raised stocked borders, patio with timber pergola, outside light, raised planters, greenhouse, small shed, further gated access from the driveway to the other side.

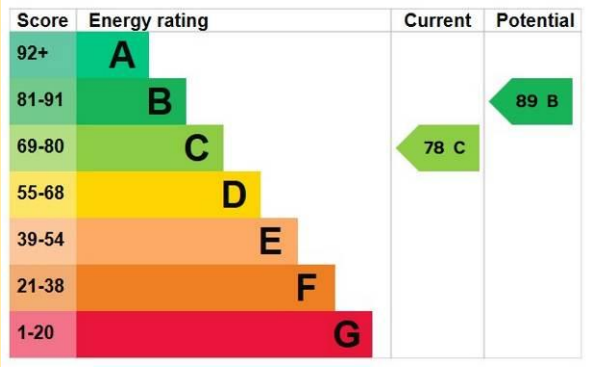
DIRECTIONS From Spalding proceed in an easterly direction along the A151 Holbeach Road, proceed straight into the town of Holbeach, over the traffic lights in the centre, into the High Street, continue into Fleet Street, then Fleet Road, turning right shortly after passing the Catholic Church into Albion Street. The property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES The centre of Holbeach is less than a mile from the property and has a range of shops, supermarkets, primary and secondary schools, doctors surgeries, park, leisure amenities etc The larger towns of Spalding (8 miles), Boston (15 miles) and Kings Lynn (19 miles) are all easily accessible by road.



GROUND FLOOR





TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND C

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: S12044
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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