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Company Registration No: 5813080 VAT Reg No: 921 0444 66

The Property Ombudsman

Albert Street, Holbeach £249,995

🏡 CHARACTER, SPACE & VERSATILITY IN THE HEART OF HOLBEACH! ✨ Situated within a desirable conservation area, this attractive THREE/FOUR BEDROOM DETACHED HOME offers the perfect blend of traditional charm and practical modern living! Boasting a generous lounge opening into a dining area, modern fitted kitchen, utility room, ground-floor shower room and a versatile family room/fourth bedroom, there's plenty of space for the whole family. 🛋️ Upstairs are three well-proportioned bedrooms.

Albert Street, Holbeach, PE12 7DN

🏡 **TRADITIONAL DETACHED HOME FULL OF CHARACTER, CHARM & VERSATILE LIVING!** ✨

Situated within a **conservation area in the heart of Holbeach**, this attractive and spacious traditional detached home perfectly blends period character with modern-day comforts. Offering generous and flexible accommodation throughout, the property features a welcoming entrance hall, spacious lounge opening into a dining area, modern fitted kitchen, practical utility room, ground-floor shower room and a versatile family room/fourth bedroom, ideal for guests, home working or growing families. Upstairs are three well-proportioned bedrooms and a family bathroom. 🌿 Outside, a gravelled driveway provides off-road parking and access to a substantial timber garage/workshop, whilst the **private, fully enclosed courtyard garden** offers a delightful, low-maintenance retreat with attractive paving, gravelled borders and a useful brick-built storeroom. 🌼 Perfect for outdoor dining, entertaining or simply relaxing, this charming home offers an appealing combination of traditional character, practical living space and a convenient location.

✨ **Key Features**

🏡 **CHARACTERFUL DETACHED HOME** – Attractive traditional property situated within a conservation area, offering charm, character and spacious accommodation.

🛋️ **VERSATILE THREE/FOUR BEDROOM LAYOUT** – Generous lounge/dining area, modern fitted kitchen, utility room, ground-floor shower room and flexible family room/fourth bedroom.

🚙 **OFF-ROAD PARKING & SUBSTANTIAL WORKSHOP** – Gravelled driveway providing convenient parking and access to a generous timber garage/workshop.

🌿 **PRIVATE ENCLOSED COURTYARD GARDEN** – Attractive, low-maintenance outdoor space, ideal for relaxing and entertaining, complete with a useful brick-built storeroom.

📞 **Call us ANYTIME – 01406 424441.**

Let our family move yours 💚

Accommodation Comprises:

Hardwood entrance door to:

Entrance Hall

Radiator, coving to ceiling with smoke detector, stairs to first floor landing with under stairs storage, door to:

Family Room / Bedroom 4 4.60m (15'1") x 3.97m (13')

PVCu double glazed sash window to front, radiator, coving to ceiling.

Dining Area 2.61m (8'7") x 1.86m (6'1")

Coving to ceiling, open plan to lounge, PVCu double glazed entrance doors to garden.

Lounge 4.60m (15'1") x 4.00m (13'1")

PVCu double glazed sash window to side, radiators, TV point, satellite points, central heating thermostat, broadband point, coving to ceiling, door to:

Kitchen 4.00m (13'1") x 2.96m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and mixer tap, wall mounted gas boiler serving heating system and domestic hot water, integrated dishwasher, fitted electric fan assisted oven, four ring halogen hob with extractor hood over, PVCu double glazed window to side, radiator, ceramic tiled flooring.

Utility Room 2.80m (9'2") x 2.56m (8'5")

With worktop space over, plumbing for automatic washing machine, space for fridge, freezer and tumble dryer, radiator, ceramic tiled flooring, wall light, PVCu double glazed French doors to garden, door to:

Shower Room 2.89m (9'6") x 1.34m (4'5")

Fitted with three piece suite with comprising, double shower with fitted shower and folding glass, vanity wash hand basin with base cupboard, mixer tap and tiled splashback, close coupled WC and extractor fan, ceramic tiled flooring.

First Floor Landing

PVCu double glazed window to side, loft hatch to insulated loft space, cove to ceiling.

Main Bedroom 4.76m (15'7") x 3.70m (12'2")

PVCu double glazed sash window to front, radiator.

Bedroom 2 4.74m (15'7") x 3.70m (12'2")

PVCu double glazed sash window to side, radiator.

Bedroom 3 3.59m (11'9") x 2.17m (7'1")

PVCu double glazed sash window to front, radiators.

Family Bathroom

Fitted with three-piece suite comprising of, deep panelled bath with shower attachment over, Pedestal wash hand basin, part ceramic tiled walls, ceramic tiled flooring, close coupled WC, extractor fan, PVCu opaque double glazed window to side, radiator.

Garage/workshop 4.17m (13'8") x 2.92m (9'7")

Detached wooden built garage with rear door, power and light connected, double doors.

Outside 🌿

The outside space perfectly complements the character and versatility of this attractive detached home, offering a wonderful combination of practical parking, useful outbuildings and a private, low-maintenance garden. To the front, a gravelled driveway provides valuable off-road parking and access to a substantial timber garage/workshop, ideal for storage, hobbies or use as a practical workspace.

To the rear, the property enjoys a private, fully enclosed courtyard garden, attractively paved with decorative gravelled borders and enclosed by traditional brick walls and timber fencing, creating a charming and sheltered outdoor retreat. 🌼 Designed for easy maintenance, this delightful space is perfect for alfresco dining, summer barbecues or simply relaxing with family and friends, without the upkeep of a large garden. A useful brick-built storeroom provides additional practical storage, completing this appealing outdoor setting.

A charming and versatile outside space, combining privacy, convenience and character, perfectly suited to modern living. 🏡

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, take the 2nd right onto Albert Street go past Victora Street, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7DN.

Council Cat Banding

Band B £1812.63 from April 2026 to March 2027, South Holland District Council.

EPC TBA

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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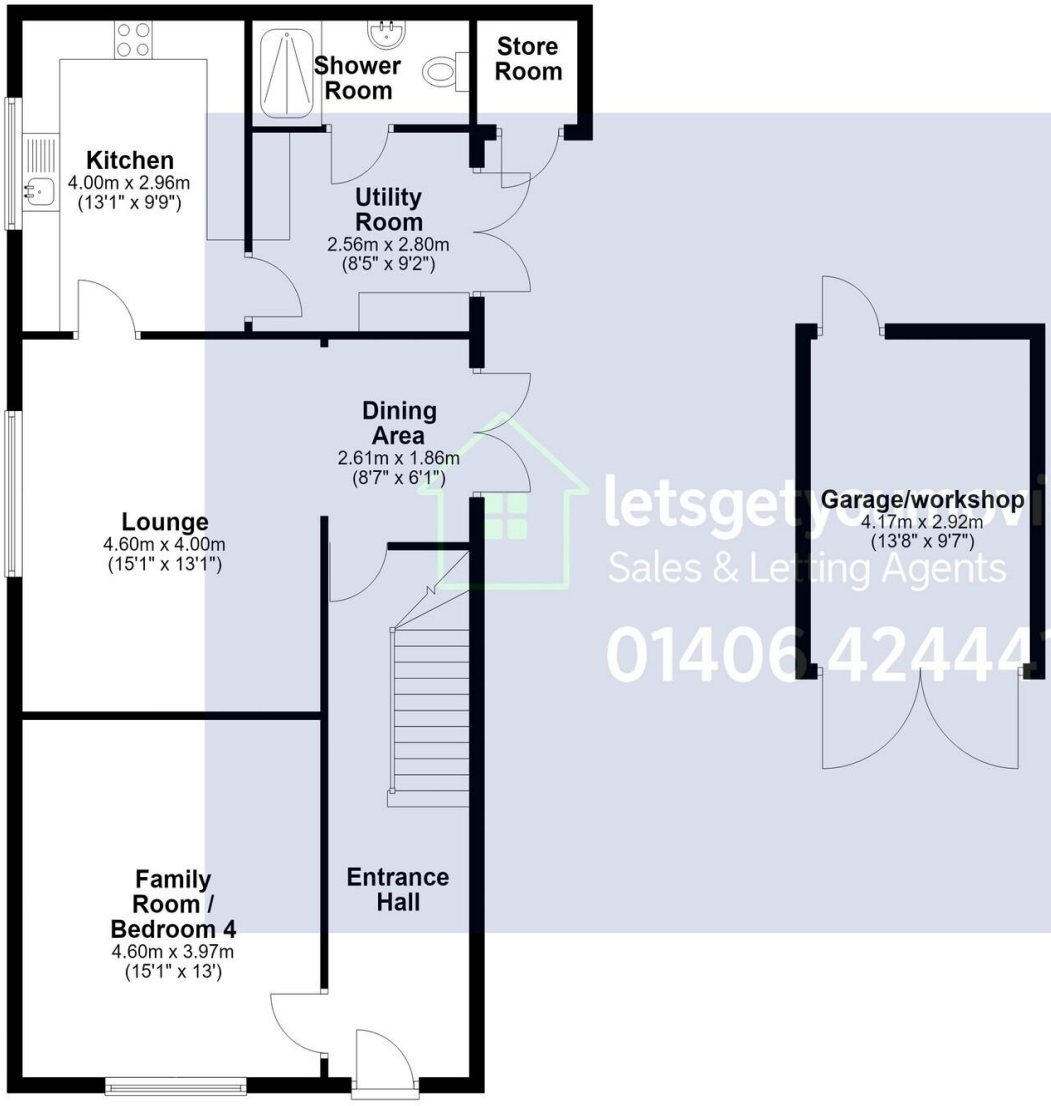

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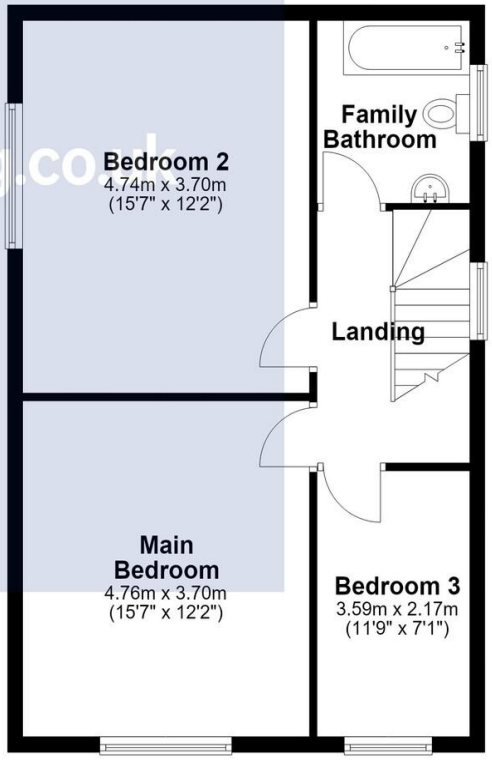
Ground Floor

Approx. 94.1 sq. metres (1012.5 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



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Total area: approx. 150.4 sq. metres (1618.4 sq. feet)

Disclaimer

property doesn't stop at 5pm!

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