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43 Albert Street, Spalding PE11 2LD

£185,000

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## Key Features

- > DETACHED HOME
- > TWO BEDROOMS
- > KITCHEN/DINER
- > FAMILY BATHROOM
- > CENTRALLY LOCATED
- > ENCLOSED GARDEN
- > Tenure: Freehold
- > EPC rating C



This well-presented detached house offers two bedrooms and provides an excellent opportunity for those seeking a centrally located home in Spalding. Designed with comfort and practicality in mind, this property benefits from uPVC double glazing and gas central heating, enhancing energy efficiency and providing a comfortable living environment throughout the year. The residence features a spacious kitchen and dining area, which serves as a versatile space for both cooking and entertaining. The family bathroom is well-proportioned, and the inclusion of a cloak room adds convenience for residents and guests alike. A rear lobby offers further functional space, accommodating everyday needs and storage. The property is freehold, offering long-term security to prospective owners. Externally, there is an enclosed garden, providing a private outdoor area ideal for relaxation or leisure activities. This two-bedroom detached home is an appealing prospect for a range of buyers, combining central location with comfortable features and thoughtful design.

### Local area

Located in the heart of Spalding, the property is well placed to access local amenities, services, and transport links. Spalding is a historic market town with a variety of shops, schools, and community facilities. The area benefits from an active calendar of events, attractive parks, and a range of leisure opportunities. With its central position, this property delivers both convenience and a sense of community, making it a desirable choice for those seeking a balanced lifestyle in a well-established location.



## ENTRANCE

UPVC double glazed door to:

## LOUNGE

14'1" x 10'10" (4.3m x 3.3m)

UPVC double glazed window to the front elevation, radiator, stairs to first floor, under stairs recess (measurement includes stair recess)

## KITCHEN/DINER

14'2" x 10'0" (4.3m x 3m)

UPVC double glazed window to the side elevation, UPVC double glazed door to the rear lobby, fitted base and wall units, sink unit with mixer taps over, built in oven hob and hood, space for washing machine, wall mounted boiler, radiator, tiled floor.

## CLOAK ROOM

UPVC double glazed window to the rear elevation, two-piece suite comprising of WC, wash hand basin, radiator, extractor.

## REAR LOBBY

UPVC double glazed door to the rear and UPVC double glazed window to the side elevation.





## LANDING

Access to loft space, radiator.

## BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator, extractor.

## BEDROOM 1

10'9" x 9'0" (3.3m x 2.7m)

Two UPVC double glazed windows to the front elevation, two radiators. (excluding recess)

## BEDROOM 2

11'5" x 8'1" (3.5m x 2.5m)

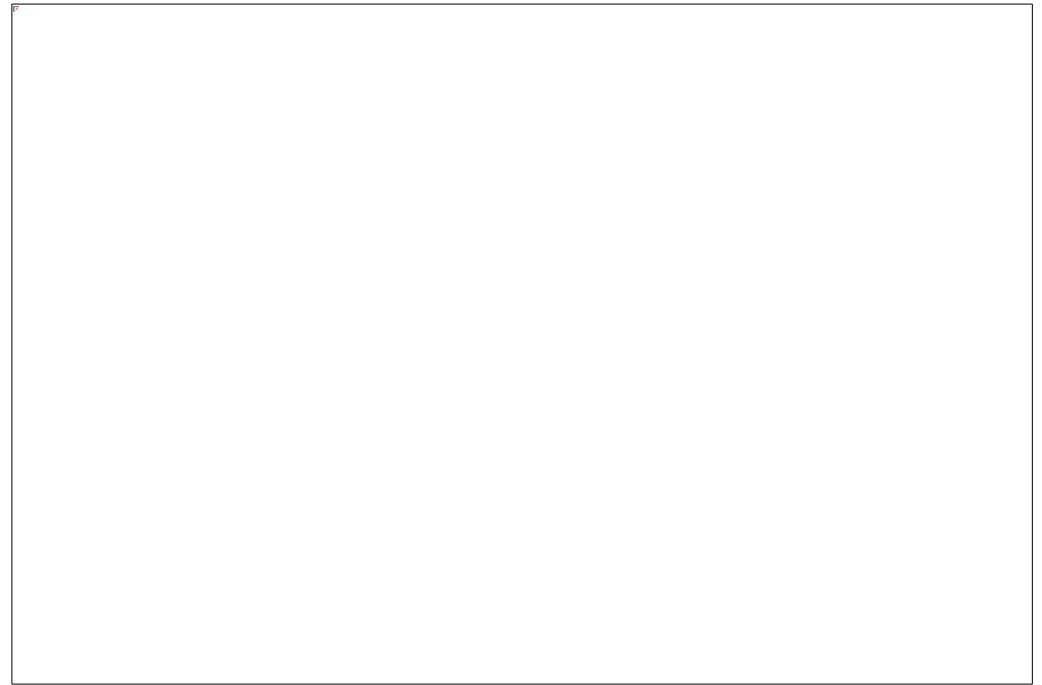
UPVC double glazed window to the side, radiator.

## EXTERNALLY

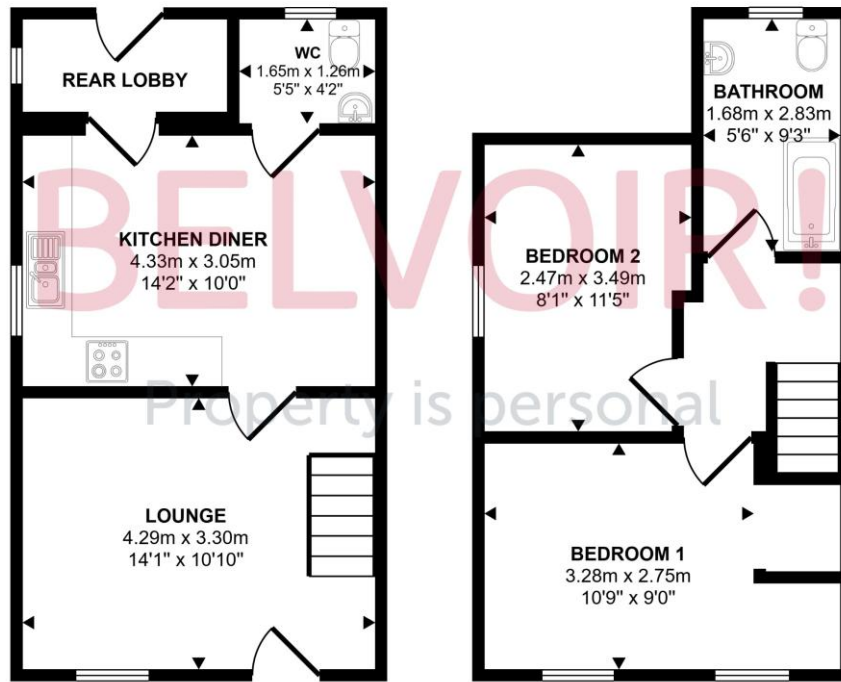
Front and side, block paved low wall enclosed to the front, ideal parking for motorcycle etc.

REAR: Enclosed by fence and wall, patio, lawn area, standing for storage shed.

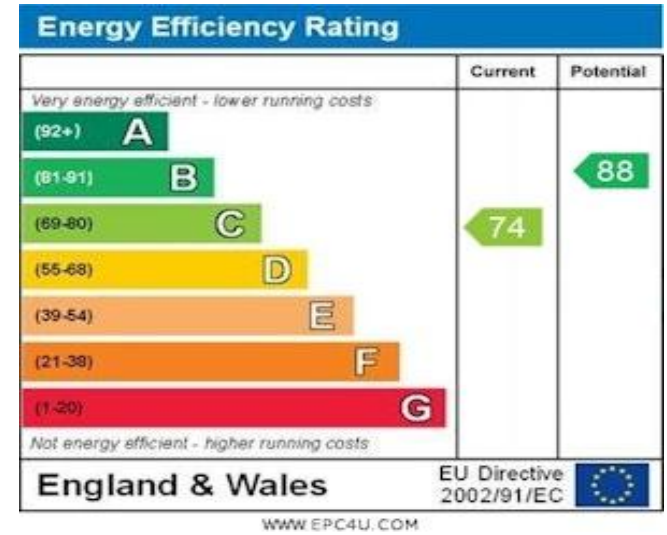




Approx Gross Internal Area  
63 sq m / 682 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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