

Offers in the region of £195,000 Freehold



28 Albert Street, Holbeach, Lincolnshire, PE12 7DR

A not-to-be missed opportunity to acquire this charmingly quirky 3-bedroom Victorian house, an ideal property for someone wishing to renovate and remodel somewhere in order to create their dream home. Offered with NO FORWARD CHAIN and having business potential, (e.g health and beauty/dog grooming subject to permissions), within walking distance of town amenities.

The property was formerly part of a rectory, and offers generous living accommodation in which to express your style and flair. Downstairs comprises a grand entrance hall, a fitted kitchen with pantry, a utility room, a living room, a separate dining room, and a library/office space. Upstairs is a master bedroom with a dressing room off (which could potentially be converted to an en-suite), as well as a second king-size bedroom and a third single bedroom. The family bathroom has a fitted 4-piece suite.

The property is set on a deceptive plot, with a patio, a large lawn with established borders, a double garage, off-road parking for 2 vehicles, a portacabin (previously used as a barber shop), a shed, a glasshouse and a summer house.

The property is located within the Conservation Area and has features in keeping with the location, e.g. sash windows. Albert Street is situated off the main shopping street in Holbeach and so the property is recommended to those who would like to be in easy reach of the range of amenities available. Holbeach is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and a frequent service to the North, Scotland, and other regional services. The market town of Spalding is an approximate 19-minute drive away and also provides a variety of local shops, schools and entertainment including pubs, restaurants and a market.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Kitchen

15'10" (max) x 7'11" (4.85 (max) x 2.42)

Textured, papered ceiling. Wooden door to side. Double-glazed window to side. Double-glazed window to rear. Fitted range of base units comprising cupboards and drawers with worktop over. Tiled splashback. Ceramic sink with drainer and stainless steel mixer tap. Low-level 'Hotpoint' oven and grill. 'Hotpoint' hob with 'Hotpoint' extractor over. Space and plumbing for washing machine. Space for under counter fridge or other appliance. Wall-mounted boiler. Pantry with ceiling light, privacy window to side and fitted shelving. Radiator. 2 x double power-points.

Inner Lobby

5'3" x 4'5" (1.62 x 1.36)

Sloped ceiling. Privacy glazed window to dining room. Strip wall light.

Utility Room

9'7" x 4'11" (2.93 x 1.52)

Sloped ceiling. Wooden privacy glazed door to rear. Strip wall light. Fitted wooden base units with wooden worktop over. 1 x double power-point.

Dining Room

13'6" x 11'1" (4.13 x 3.39)

Textured, papered ceiling. Ceiling light. Double-glazed sash window to side. Picture rail. Electric fire with brick surround and mantle. Radiator. 3 x double power-points. TV point.

Entrance Hall

14'4" x 11'1" (4.38 x 3.39)

Textured, papered ceiling. Ceiling light. Wooden door (with privacy-glazed window above) to side. Double-glazed sash window to side. Picture rail. 2 x wall lights. Stairs to first floor. Radiator. 1 x double power-point. BT point.

Library/Office

14'4" x 4'5" (max) 3'2" (min) (4.39 x 1.37 (max) 0.97 (min))

2 x ceiling light pendants. Wood-clad walls. Range of bookshelves and space for a desk. Potential to knock through to create a larger entrance hall.

Living Room

13'6" x 11'11" (4.13 x 3.64)

Coved, textured, papered ceiling. Ceiling light. Double-glazed sash window to front. 2 x wall lights. Brick fireplace and surround with tiled hearth and wooden mantle. Electric fire. Radiator. 3 x double power-points. 2 x TV points.

Landing

Textured, papered ceiling. 2 x ceiling light pendants. Loft hatch. Smoke detector. Double-glazed sash window to side. Radiator. 1 x double power-point.

Bedroom 2

13'6" x 11'9" (4.13 x 3.60)

Textured ceiling. Ceiling light pendant. Double-glazed sash window to front. 2 x double power-points.

Bathroom

9'9" (max) x 7'1" (max) (2.98 (max) x 2.16 (max))

Textured ceiling. 2 x ceiling lights. Double-glazed privacy sash window to side, Fitted 4-piece avocado suite comprising low-level WC, pedestal hand basin, bidet and bath with 'Mira' electric shower and shower curtain over. Radiator.

Bedroom 3

9'9" x 7'0" (2.99 x 2.15)

Textured ceiling. Ceiling light pendant. Double-glazed sash window to side. 1 x double power-point.

Bedroom 1

13'6" x 11'1" (4.14 x 3.40)

Textured ceiling. Ceiling fan light. Double-glazed sash window to side. Low-level wooden privacy-glazed door to dressing room. 2 x double-power-points. 1 x single power-point.

Dressing Room

15'9" x 7'7" (4.81 x 2.33)

Steps down from Bedroom 1. Sloped, textured ceiling. Light pendant. Double-glazed window to rear. Airing cupboard housing hot water cylinder with shelving and clothes rail. 'Honeywell' heating control. Radiator. 2 x double power-points. This room has the potential for conversion to an en-suite/en-suite and dressing room space.

Outside

To the front of the property is a gravel driveway offering off-road parking for 2 vehicles. Extending to the property's entrances at the side, and further to the garden at the rear, is a slabbed footpath with a gravel border. There is an outside light.

To the rear of the property, a walled patio extends from the utility room. A step down to a further patio area with a block-built coal bunker and a storage shed with a lean-to log store. To the side is a pretty lawned area with established borders and a summer house with a canopy that extends over a small patio. Further to the rear is an area with a greenhouse and a pedestrian gate to the lane at the rear, as well as a portacabin measuring approximately 2.5 x 5.5m with power, lighting and a water supply, previously used as a barbers shop.

Double Garage

19'5" x 19'3" (5.94 x 5.87)

With 2 x up and over garage doors. Window to side. 2 x strip lights. Wall-mounted hand basin.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband coverage can be checked using the following links –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band TBC. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161

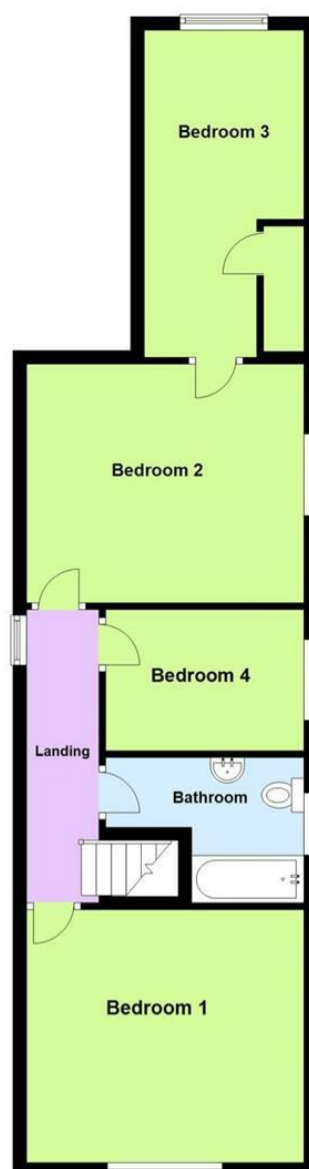
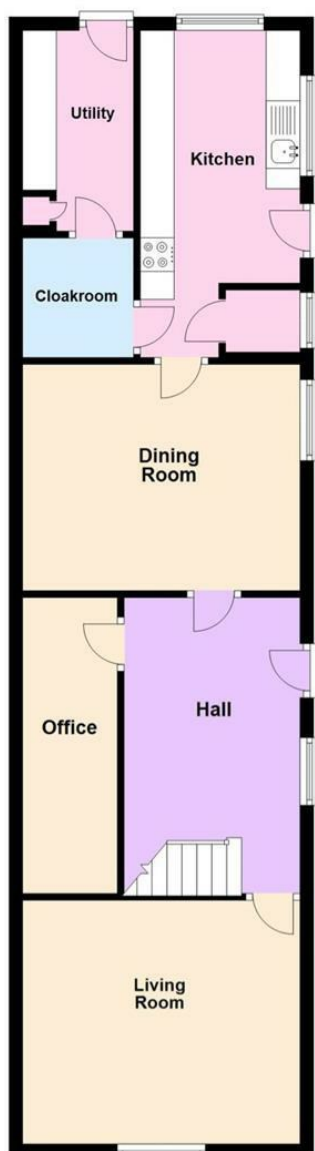
Energy Performance Certificate

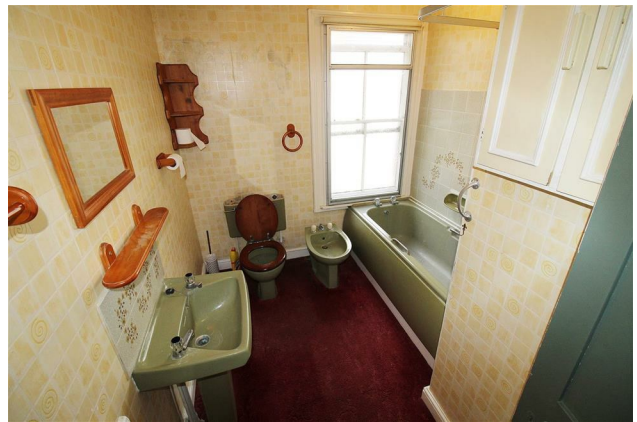
EPC Rating E. If you would like to view the full EPC, then please enquire at our Long Sutton office.

Directions

From the Long Sutton office, head north-west on High Street/B1359 for approximately 1.5 miles. At the roundabout, take the 3rd exit onto the A17. Continue for 1.4 miles, and turn left onto Fleet Road/B1515. Continue for 2.2 miles and turn left onto Albert Street. The property will be on the right hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
Long Sutton
Lincolnshire
PE12 9DB

Email: property@geoffreycollings.co.uk

REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.