



67 Lady Jane Franklin Drive, Spilsby, PE23 5GB

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Freehold

£165,000



Key Features

- Three storey mid-terrace house
- Three bedrooms
- Lounge & kitchen
- Cloakroom, en-suite & bathroom
- Two allocated parking spaces
- Enclosed rear garden
- EPC rating C



A three storey mid-terrace house in a popular residential location within walking distance to Spilsby town centre. The property has been recently decorated and has new carpets. In the kitchen the unit doors & work surfaces have been replaced and there is a new sink & taps. Having accommodation comprising: entrance hall, cloakroom, lounge & kitchen to ground floor. Two bedrooms & bathroom to first floor. Master bedroom with en-suite to second floor. Outside the property has two allocated tandem parking spaces and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, vinyl flooring, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and corner hand basin.

LOUNGE

4.08m x 3.67m (13'5" x 12'0")

Having sliding doors to rear elevation & garden, coved ceiling, radiator, television aerial & telephone connection points.

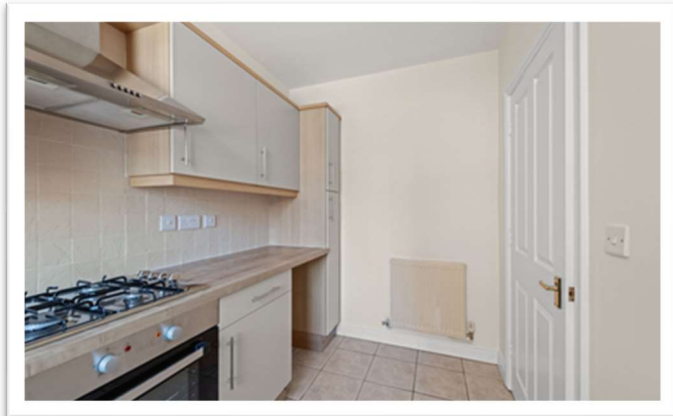
KITCHEN

3.38m x 1.92m (11'1" x 6'4")

Having window to front elevation, inset ceiling spotlights, radiator and tiled floor.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, integrated electric oven, cupboard, drawer and two appliance spaces under, cupboards, stainless steel cooker hood and gas fired boiler providing for both domestic hot water & heating over, tall larder style unit to one side.



FIRST FLOOR LANDING

Having smoke alarm and door to staircase rising to second floor with window to front elevation & radiator.

BEDROOM TWO

4.07m x 2.57m (13'5" x 8'5")

Having two windows to rear elevation, two radiators and built-in wardrobe.

BEDROOM THREE

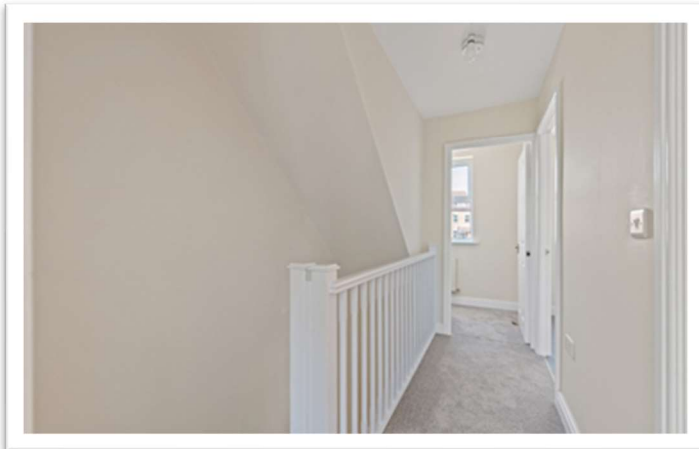
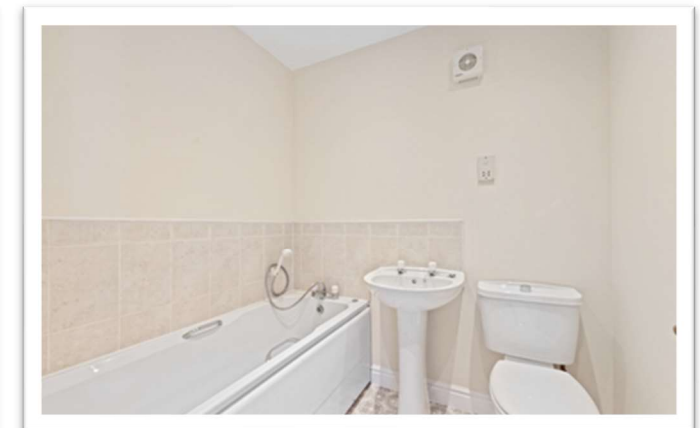
2.41m x 1.97m (7'11" x 6'6")

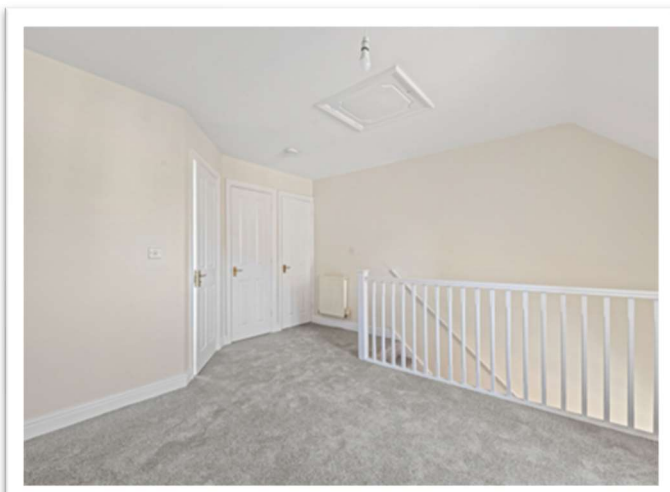
Having window to front elevation and radiator.

BATHROOM

1.99m x 1.69m (6'6" x 5'6")

Having radiator, vinyl flooring, extractor and shaver point. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





SECOND FLOOR MASTER BEDROOM

4.27m x 4.08m (14'0" x 13'5")

Having dormer style window to front elevation, two radiators, smoke alarm, access to roof space, built-in cupboard and built-in airing cupboard.

EN-SUITE

2.19m x 1.73m (7'2" x 5'8")

Having Velux style roof window to rear elevation, radiator, vinyl flooring and shaver point. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a gravelled garden with a paved footpath leading to the front entrance door. The property also has two allocated tandem parking spaces.

REAR GARDEN

Being enclosed by timber fencing and having a paved patio area and small lawned garden with a paved footpath leading to a rear access gate.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

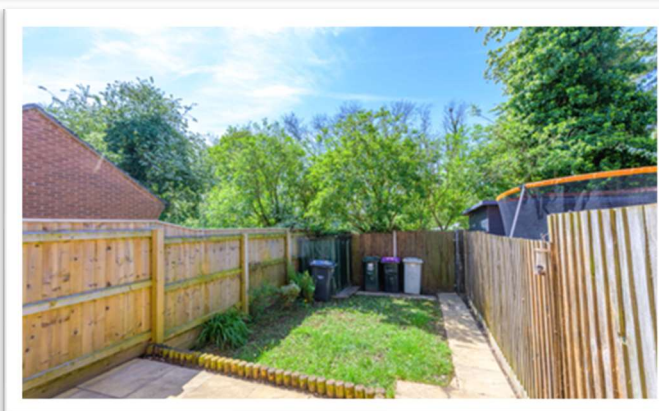
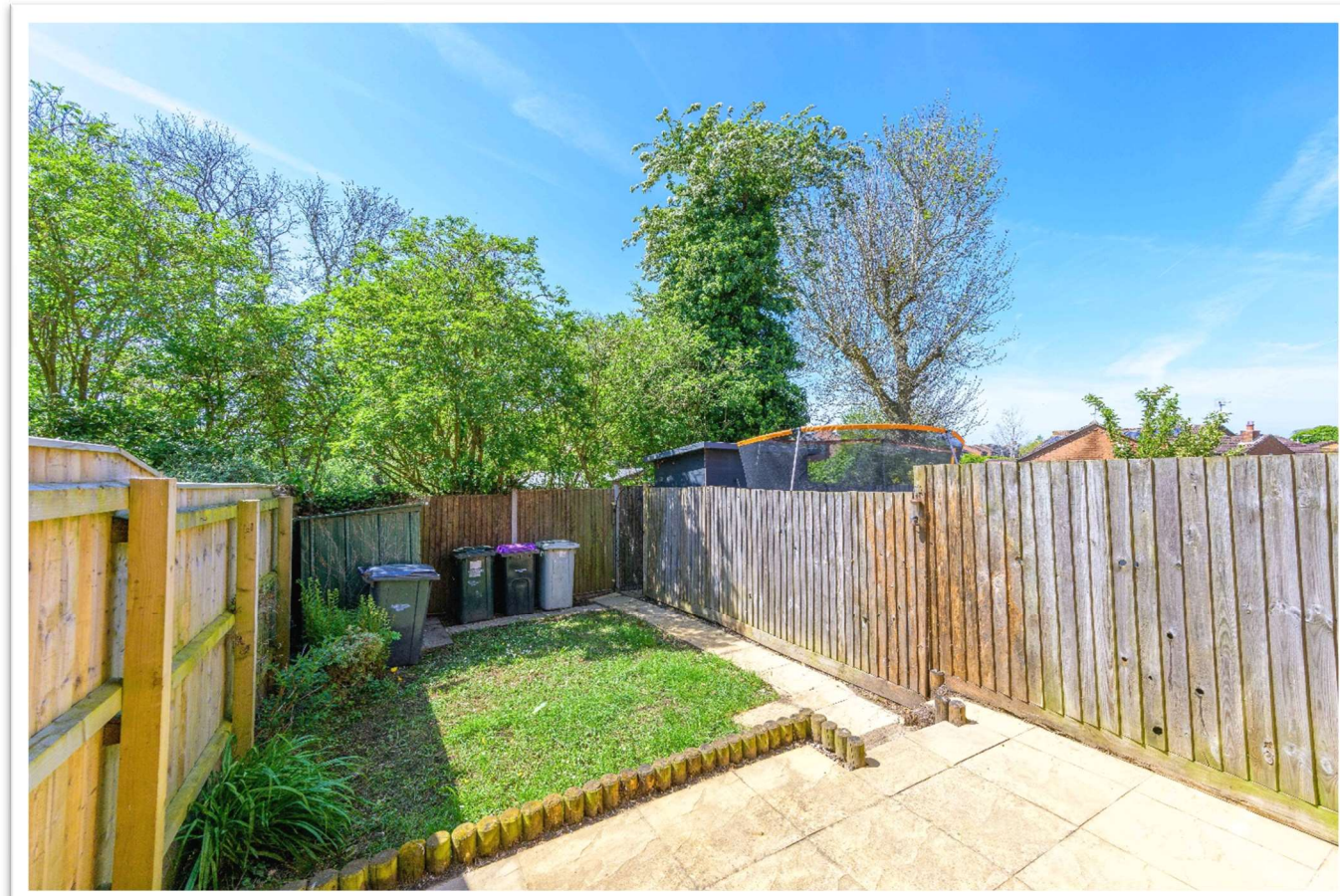
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

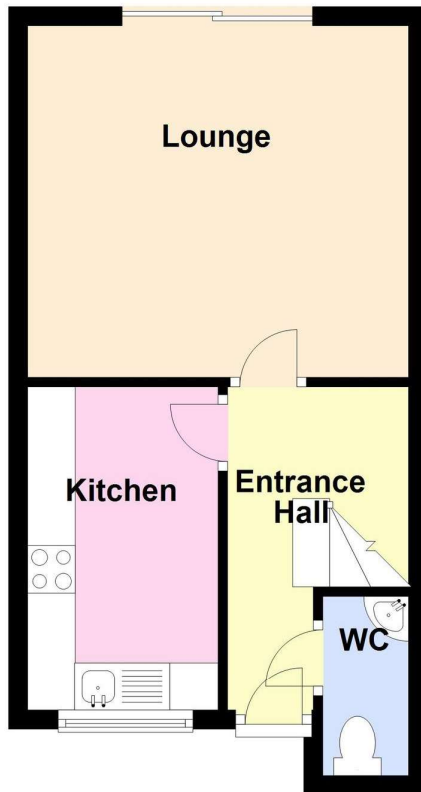
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

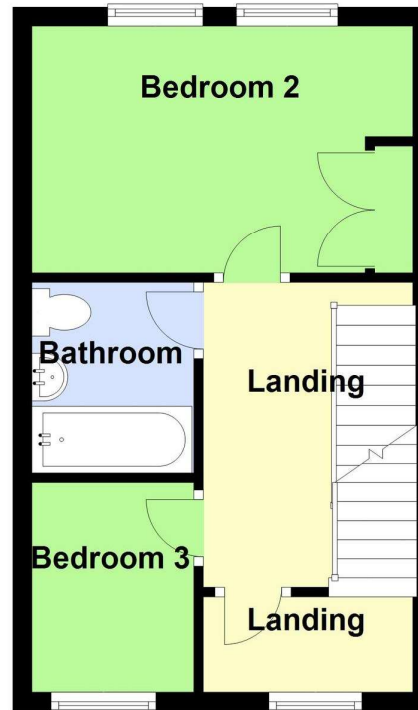
Ground Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



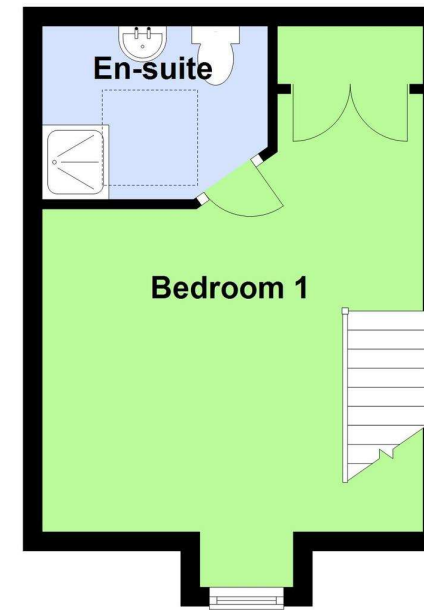
First Floor

Approx. 28.0 sq. metres (301.9 sq. feet)



Second Floor

Approx. 21.8 sq. metres (235.2 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)



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