



7 Franklin Way, Spilsby, PE23 5GG



4



2



1

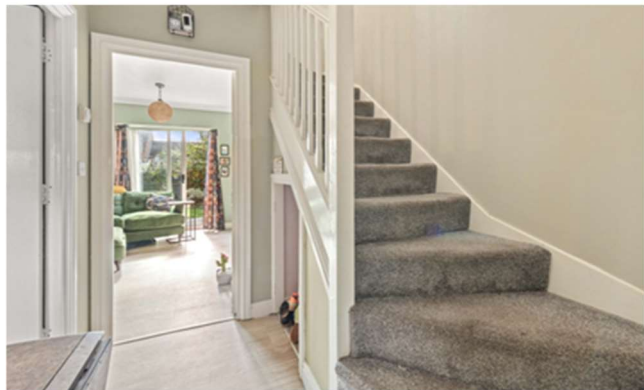
Freehold

£185,000



## Key Features

- Semi-detached three storey house
- Four bedrooms
- Lounge, kitchen & utility
- Cloakroom, en-suite & shower room
- Driveway providing off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





A three storey, semi-detached house in a popular residential location on the outskirts of Spilsby. Having accommodation comprising: entrance hall, cloakroom, lounge, kitchen, utility and bedroom to ground floor. Two bedrooms and shower room to first floor. Master bedroom with en-suite to second floor. Outside the property has a front garden, a driveway providing off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed uPVC front entrance door with canopy over through to the:

#### ENTRANCE HALL

Having radiator, wood effect flooring and staircase rising to first floor.

#### CLOAKROOM

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

#### LOUNGE

3.67m x 4.07m (12'0" x 13'5")

Having sliding doors to rear elevation & garden, coved ceiling, radiator and wood effect flooring.

#### KITCHEN

1.91m x 3.36m (6'4" x 11'0")

Having window to front elevation and inset ceiling spotlights.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, cupboard, drawers & space for dishwasher under, cupboards, cooker hood and gas fired boiler providing for both domestic hot water & heating over. Tall unit to side housing integrated electric double oven with drawers under and cupboard over. Opening to the:

#### UTILITY

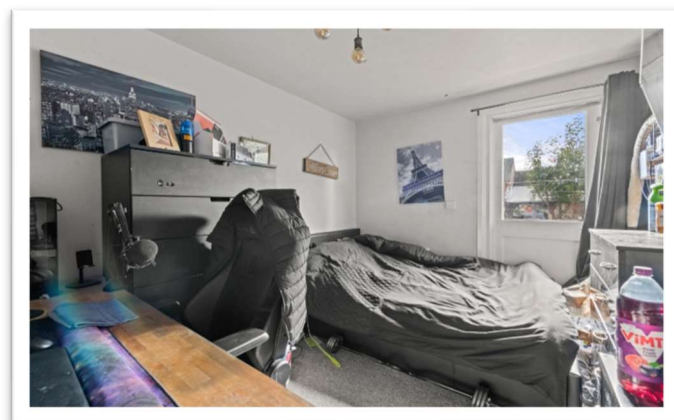
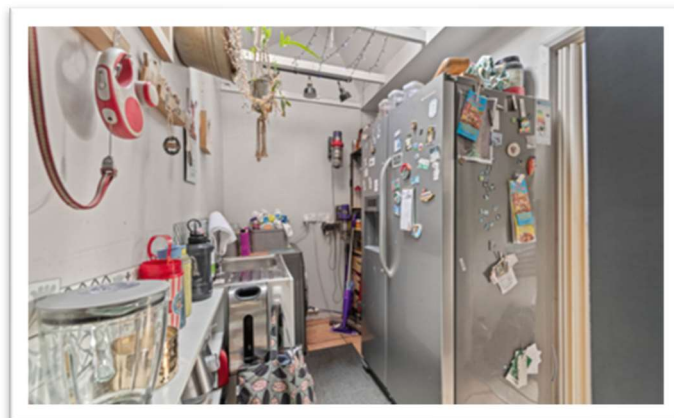
1.73m x 2.5m (5'8" x 8'2")

Having Velux window, tiled floor, stainless steel sink with drainer & mixer tap, space for tumble dryer and space for american style fridge/freezer.

#### BEDROOM FOUR

2.52m x 3.24m (8'4" x 10'7")

Having part glazed door to rear elevation and radiator.





**NEWTON FALLOWELL**





### FIRST FLOOR LANDING

Having radiator and door to staircase rising to first floor with window to front elevation and radiator.

### BEDROOM TWO

2.62m x 4.36m (8'7" x 14'4")

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

### BEDROOM THREE

1.95m x 2.38m (6'5" x 7'10")

Having window to front elevation and radiator.

### SHOWER ROOM

1.69m x 1.98m (5'6" x 6'6")

Having radiator, wood effect flooring, shaver point, extractor and tiled splashbacks. Fitted with a suite comprising: fully tiled double shower enclosure with electric shower fitting, hand basin with cupboard under and WC with concealed cistern.

### SECOND FLOOR MASTER BEDROOM

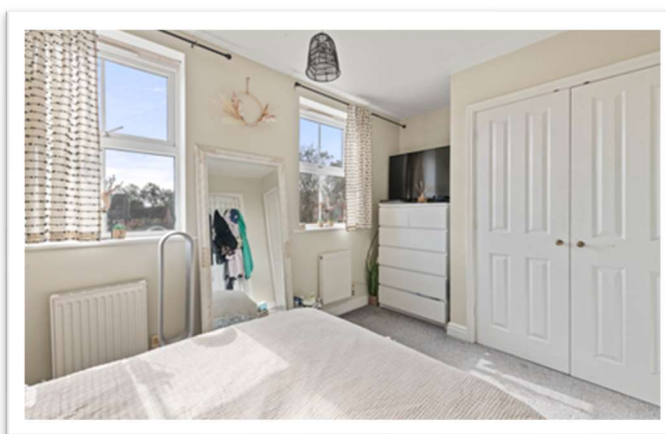
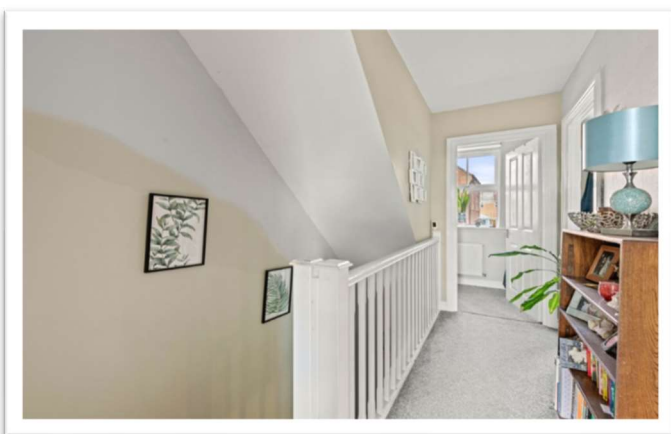
4.07m x 5.03m (13'5" x 16'6")

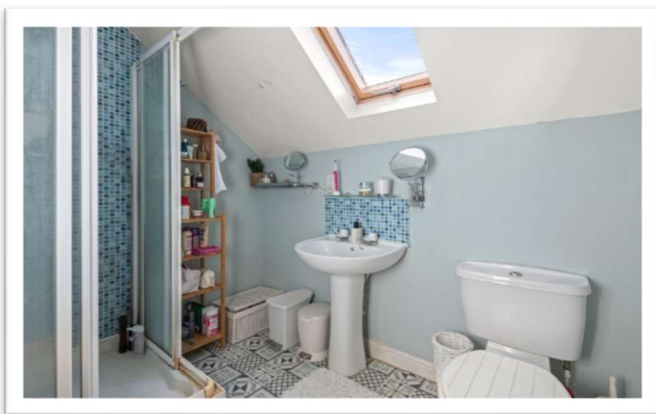
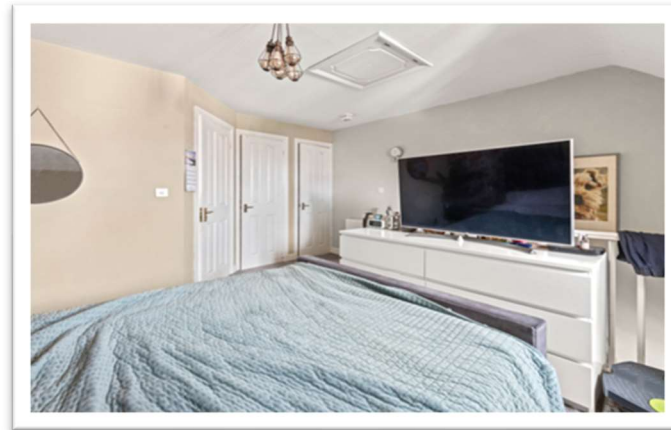
(max) Having dormer style window to front elevation, radiator, access to roof space and two built-in cupboards.

### EN-SUITE

1.72m x 2.17m (5'7" x 7'1")

Having roof window, radiator, tile effect flooring, shaver point and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





 **NEWTON  
FALLOWELL**

### EXTERIOR

To the front of the property there is a small enclosed garden. A driveway to the side provides off-road parking.

### REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio and a garden shed.

### SERVICES

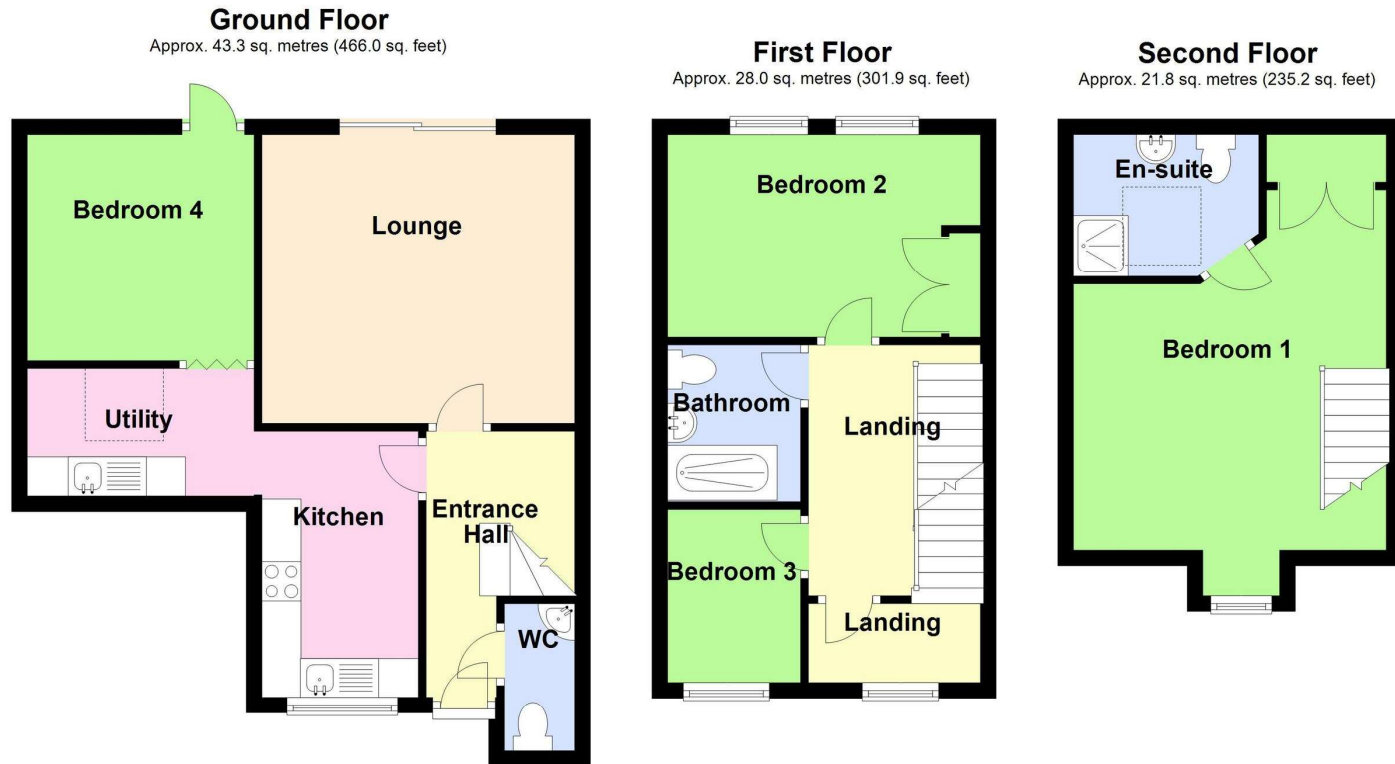
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.



# Floorplan



Total area: approx. 93.2 sq. metres (1003.0 sq. feet)



Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk)

### 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.