



1 Lady Jane Franklin Drive, Spilsby

£270,000



**Willsons**  
SINCE 1842

1 Lady Jane Franklin Drive  
Spilsby  
Lincolnshire, PE23 5GB

### "AGENT'S COMMENTS"

*Spacious modern 4 bedroom detached house on this popular residential development situated on the edge of this historic market town with open countryside views to the front. The accommodation comprises: entrance hall, cloakroom wc, lounge, dining room, kitchen with utility room, ensuite to master and family bathroom. The property benefits from Upvc double glazing, gas fired central heating, garage, enclosed rear garden and is being offered for sale with no onward chain.*

### LOCATION

*Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.*



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## Accommodation

A composite front entrance door opens into:

### Entrance Hall

With natural wood flooring, stairs to the first floor, radiator.

### Cloakroom

With wc, wash hand basin, radiator, extractor fan.

### Lounge

12'3" x 11'9" (3.75m x 3.59m)

Upvc double glazed bow window to front, radiator, TV point, double doors to:

### Dining Room

10'6" x 8'7" (3.22m x 2.63m)

Double glazed sliding patio doors to rear garden, radiator, door to:

### Kitchen

14'11" x 8'5" (4.55m x 2.58m)

Range of high gloss wall and base units with worksurfaces having splash-back tiling, stainless steel sink with mixer tap, 4 ring gas hob with stainless steel extractor hood over and built-in electric oven below, radiator, spotlights to ceiling, tiled floor, Upvc double glazed window to rear, door to:

### Utility Room

9'4" x 5'1" (2.86m x 1.57m)

Matching range of wall and base units and larder cupboard, space and plumbing for washing machine, worksurface with splash-back tiling, extractor fan, loft hatch, Upvc double glazed door to rear, door to garage.

### First Floor Landing

With radiator, loft hatch.

### Bedroom 1

11'6" x 10'1" (3.52m x 3.09m)

Upvc double glazed window to rear, radiator, built-in double wardrobe, door to:

### Ensuite Shower Room

8'1" x 4'7" (2.48m x 1.4m)

Comprising shower cubicle with direct shower, wc, wash hand basin, tiling to walls, chrome towel rail radiator, Upvc double glazed window to rear, ceiling spotlights, extractor fan.

### Bedroom 2

10'1" x 8'7" (3.08m x 2.62m)

Upvc double glazed window to front, radiator, built-in double wardrobe.

### Bedroom 3

8'0" x 7'4" (2.44m x 2.24m)

Upvc double glazed window to front, radiator.

### Bedroom 4

17'3" x 7'9" (5.27m x 2.38m)

Upvc double glazed window to front, radiator, part sloping ceiling to 0.71m.

### Family Bathroom

Comprising bath, wc., wash hand basin, radiator, tiling to walls, extractor fan, spotlights to ceiling.

### Exterior

The property is accessed via a tarmac drive which also serves the adjoining 2 properties off Lady Jane Franklin Drive and leads to the block paved front parking and garage.

### Garage

17'4" x 8'1" (5.29m x 2.47m)

With remote controlled roller shutter door, light and power, wall mounted Veissmann gas fired central heating boiler.

### Rear Garden

A paved path with hand gate leads to the rear garden which is laid to lawn with shrub borders, paved patio area and outside tap.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 7794-3029-3208-4637-8200

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

At the A16 Spilsby crossroads turn towards Spilsby town and proceed along the B1195 past the market place and on to Halton Road whereupon Lady Jane Franklin Drive is situated at the edge of town being the last turning on the right hand side.



GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FLOORPLAN** Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

