



33, Lady Jane Franklin Drive, Spilsby
£210,000



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Willsons
SINCE 1842

33, Lady Jane Franklin Drive,
Spilsby, Lincolnshire,
PE23 5GB

"AGENT'S COMMENTS"

Situated within walking distance of the local amenities in the popular town of Spilsby, the property has received a scheme of upgrades to include modern kitchen diner, enclosed gardens to two sides, off-road parking and garage. Benefitting from gas central from recently installed combination boiler and uPVC double glazing throughout.

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 number of clubs for all ages.



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Front of Property

With gravelled frontage and slabbed pathway leading to the front door.

Entrance Hallway

9'10" x 3'7" (3.0m x 1.1m)

With partially glazed composite door with feature panels and laminated flooring.

WC

4'11" x 2'7" (1.5m x 0.8m)

With WC, wash basin vanity unit, extractor fan, partially tiled walls and laminated flooring.

Kitchen Diner

8'10" x 14'9" (2.7m x 4.5m)

With wall and base units, sink with mixer tap and drainer, integrated gas hob and electric cooker with extractor fan over, space and plumbing for washing machine, cupboard housing recent Valiant gas combination boiler, French doors leading to the rear garden, window to the rear of the property and laminated flooring.

Living Room

11'1" max x 14'5" (3.4m max x 4.4m)

With under stairs storage cupboard (1.1m max x 0.9m), windows to the front of the property and carpeted flooring.

First Floor Landing

9'10" x 6'6" max (3.0m x 2.0m max)

With loft hatch, full height storage cupboard (0.8m x 0.7m) and carpeted flooring.

Bedroom One

11'9" x 7'10" (3.6m x 2.4m)

With built-in storage cupboard (0.6m x 1.5m), window to the front of the property and carpeted flooring.

Bedroom Two

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

With built-in full height storage cupboard (0.6m x 1.6m), window to the rear of the property and carpeted flooring.

Bedroom Three

8'6" x 6'6" (2.6m x 2.0m)

With window to the front of the property and carpeted flooring

Bathroom

5'2" x 6'2" (1.6m x 1.9m)

With combination vanity basin and WC unit, bath with direct feed shower over, extractor fan, shaver socket, window to the rear of the property and tiled flooring.

Rear Garden

Set to lawn and areas of synthetic grass, area of patio and slab pathways, feature stepping stones, garden shed, outside tap, external sockets and lighting, rear gate leading to the link-detached garage and property boundaries of fencing.

Driveway

Tarmac driveway with concrete slabbed pathway leading to the link-detached garage and rear garden.

Link Detached Garage

With up and over door, lighting and concrete flooring.

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 B 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 Reference Number: 9408-5000-7226-7700-4200

Viewing

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

Directions

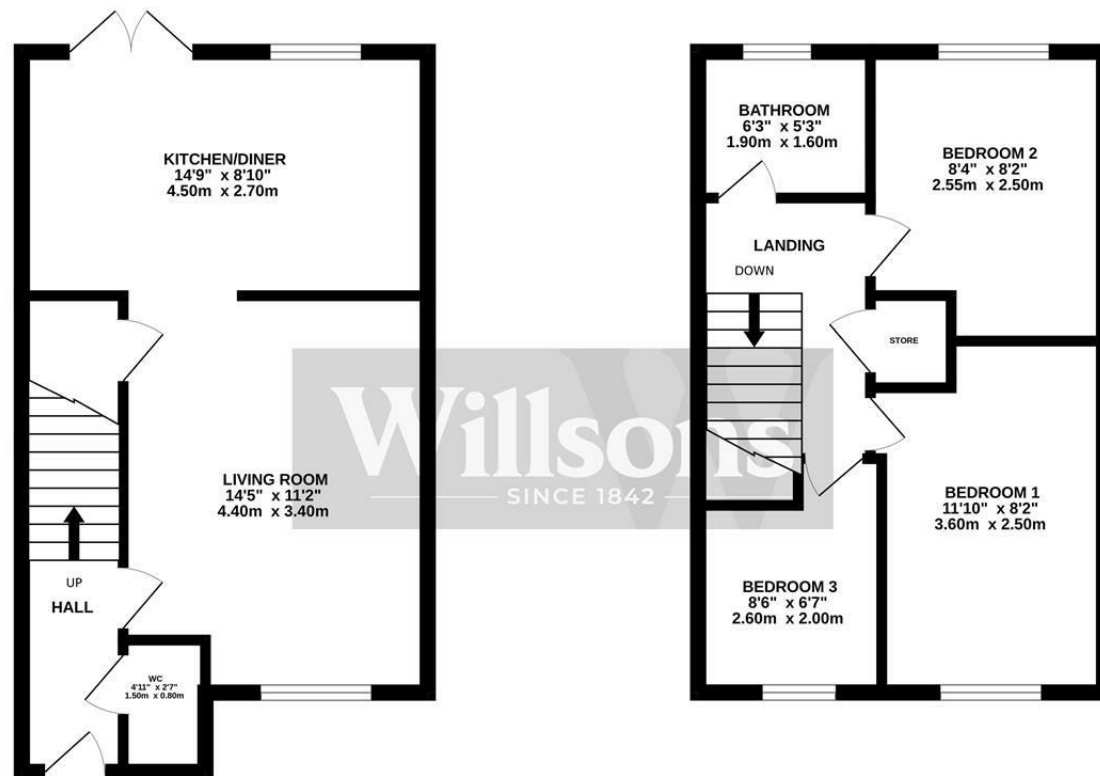
From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards Spilsby town centre. Proceed through the town, continuing onto Halton Road, turning right into Lady Jane Franklin Drive. The property can be found after a series of turns circa 150m into the development, on the left-hand side and opposite an open green space.

What3words///cabin.sharpens.goodness



GROUND FLOOR

1ST FLOOR



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.

