



**Lady Jane Franklin Drive, Spilsby PE23 5GB**

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## **Lady Jane Franklin Drive, Spilsby**

GUIDE PRICE £225,000 - £235,000. Set in the peaceful village of Spilsby this property offers a generous lounge space,a modern kitchen, two reception rooms and a private rear garden

Perfect for family living, this warm and welcoming property combines comfort and practicality.





**Ground Floor**



**First Floor**

**Lounge**  
10' 7" x 15' 4" ( 3.23m x 4.67m )

**Reception Room**  
8' 8" x 10' 7" ( 2.64m x 3.23m )

**Kithchen**  
14' 4" x 8' 1" ( 4.37m x 2.46m )

**Utiity**  
7' 1" x 5' ( 2.16m x 1.52m )

**Bedroom 1**  
12' 2" x 8' 11" ( 3.71m x 2.72m )

**Ensuite**

**Bedroom 2**  
12' 3" x 8' 4" ( 3.73m x 2.54m )

**Bedroom 3**  
8' 8" x 6' 11" ( 2.64m x 2.11m )

**Bedroom 4**  
7' 4" x 9' 2" ( 2.24m x 2.79m )

**Bathroom**

**Bathroom**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Lady Jane Franklin Drive, Spilsby

- FOUR SPACIOUS BEDROOMS
- 2 BRIGHT RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH UTILITY
- FAMILY BATHROOM WITH A ADDED W/C
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£225,000**



**view this property online** [williamhbrown.co.uk/Property/BWB116310](http://williamhbrown.co.uk/Property/BWB116310)



Property Ref:  
BWB116310 - 0006

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Please note the marker reflects the postcode not the actual property



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