



1 Franklin Way

Spilsby

Situated towards the end of a cul-de-sac in a popular residential area, this well-positioned semi-detached house is ideal for families, first-time buyers or those looking to take their next step on the property ladder. The ground floor comprises an entrance hall, cloakroom, lounge, separate dining room and kitchen, with three bedrooms and a family bathroom to the first floor. Outside, the property benefits from an enclosed rear garden, a garage to the rear with off-road parking to the front. Further advantages include gas central heating, double glazing and **solar panels with ongoing income until 2037**. The property also has the added benefit of **NO ONWARD CHAIN**, allowing for a potentially smoother purchase.

Council Tax band: B

Tenure: Freehold





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

Having radiator, close coupled WC and hand basin.

LOUNGE

14' 9" x 11' 5" (4.50m x 3.48m)

Having window to front elevation, coved ceiling, two radiators and understairs storage cupboard.

DINING ROOM

9' 2" x 6' 11" (2.79m x 2.12m)

Having sliding doors to rear elevation & garden, radiator and tiled floor. Opening to the:



KITCHEN

9' 2" x 7' 7" (2.80m x 2.32m)

Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights 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, cupboards, drawers, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, integrated electric oven, cupboards, drawers & space for fridge under, cupboards & concealed extractor over.



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FIRST FLOOR LANDING

Having built-in airing cupboard.

BEDROOM ONE

12' 0" x 8' 2" (3.67m x 2.49m)

Having window to front elevation, radiator and built-in wardrobe.



BEDROOM TWO

8' 10" x 8' 1" (2.69m x 2.47m)

Having window to rear elevation, radiator and built-in wardrobe.

BEDROOM THREE

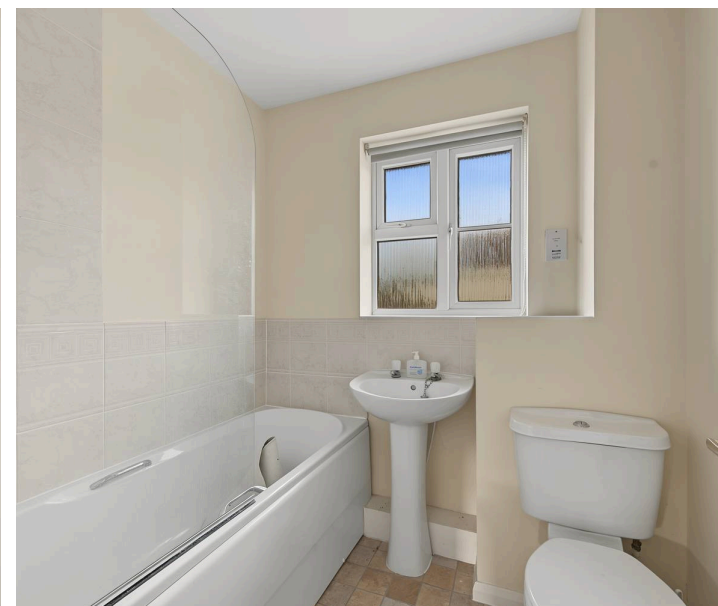
6' 7" x 6' 5" (2.00m x 1.96m)

Having window to front elevation and radiator.

BATHROOM

6' 5" x 5' 7" (1.95m x 1.70m)

Having window to rear elevation, radiator, tile effect flooring, shaver point, panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the rear of the property there is a garage with off-road parking to the front. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio & footpaths.

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.

The property benefits from solar panels generating approximately 1,100 kWh of electricity annually, with the added advantage of an index-linked Feed-in Tariff providing an income until 2037. The vendor advises that payments are currently expected to total approximately £876 tax-free for the 2026/27 financial year, in addition to savings on electricity used within the property. Figures are provided by the vendor as a guide.

LIFETIME LEGAL

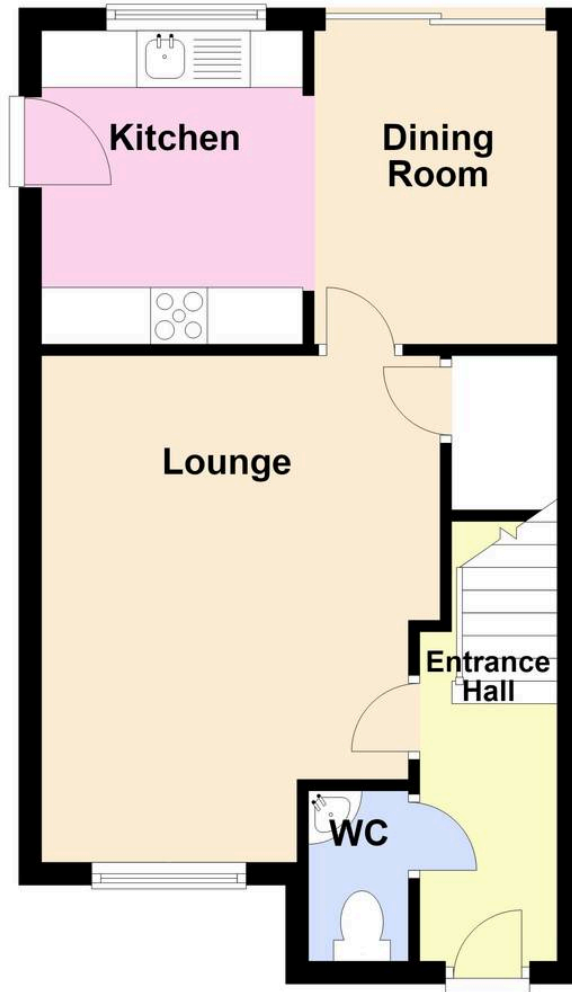
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 **NEWTON FALLOWELL**

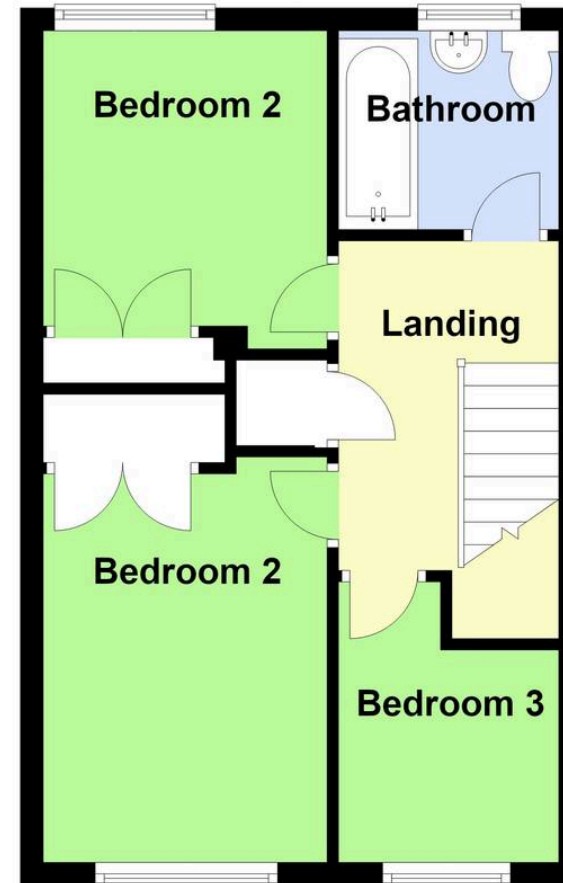
Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 68.5 sq. metres (737.2 sq. feet)

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