



OXFORD
FAMILY ESTATES



45 Lady Jane Franklin Drive, Spilsby, PE23 5GB

£245,000

- Detached House
- Conservatory
- Off Road Parking
- Easy Maintenance Garden
- Close to Shops and Cafes
- 3 Bedrooms
- Garage
- Gas Central Heating
- Well maintained throughout
- Phone Lines Open 8am-8pm(7 Days a Week)

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Property Type: Detached House



Council Tax Band: B

Tenure: Freehold

Oxford Family Estates are pleased to bring onto the market this 3 Bedroom Detached house set in a well known area of Spilsby Village. Well maintained throughout this property has a lot to offer, ideal for the first time buyer looking to work from home or as a family residence. Viewing is highly recommended to appreciate the standard of finish.

Lounge

Centred around the feature fireplace with its coal effect gas fire it is laid at present to a 3 piece suite and wall mounted television. French doors lead out into the conservatory.



Kitchen / Diner

The kitchen comprises a range of units in a gloss white finish with wood effect worktops, integrated dish washer, built in double oven and gas hob with extractor fan over, the sink is set under the Upvc window which over looks the garden. There is also a Upvc half glazed door giving access out onto the garden. The dining area is laid to a 6 seater table with a Upvc window out to the front elevation.

Bedroom 1

Upvc window with radiator under, it is currently laid to double bed and side cabinets.



Bedroom 2

Upvc window and radiator under this room is another good sized double.

Bedroom 3

At present it is used as a dressing room and has a Upvc window with a radiator under.



conservatory

The conservatory has a dome feature roof and bay type window with double french doors leading out to the garden. Currently laid out with four wicker style chairs set around a glass top table.

Garage

The garage has an up and over door to the front elevation and a rear access single door to the rear.

Outside

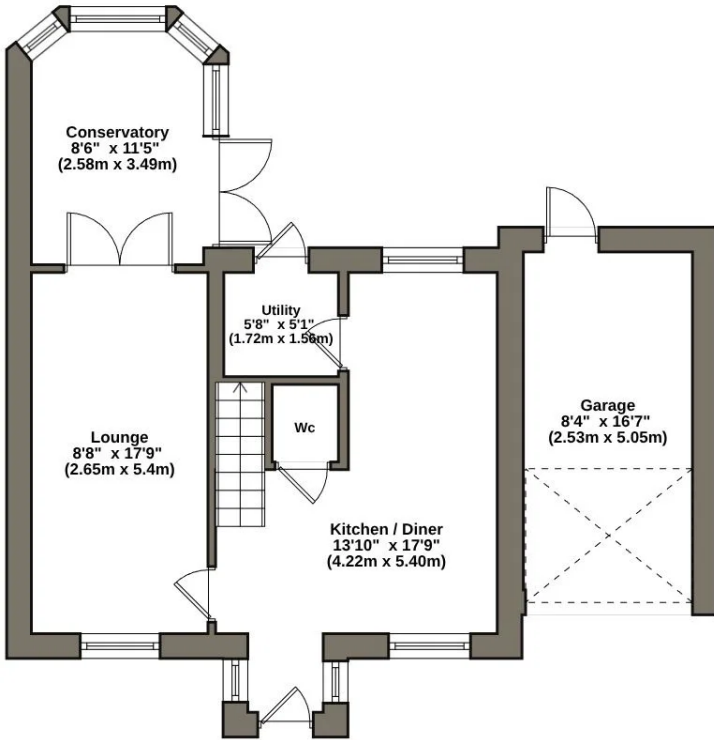
To the front of the property there is a decorative paved area set with ornamental lamps and shrubs for easy maintenance, whilst the rear garden is enclosed by a wooden fence and a large lawn with feature shrubs to the borders



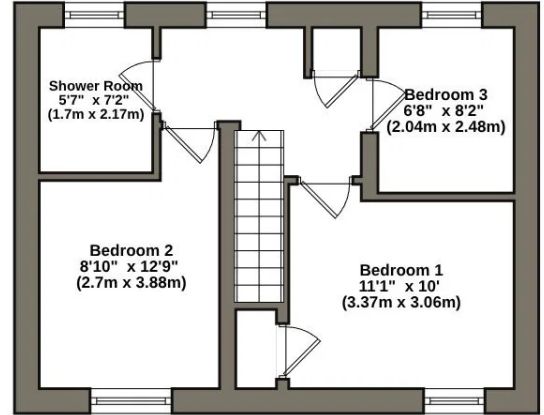
Spilsby

Spilsby has been an historic market town since 1302, it lies on the southern edge of the Lincolnshire Wolds which is an area of outstanding beauty. With its array of shops and cafes it is still a vital hub for other outlying villages in the area. It is also on the main bus route connecting to the larger town of Horncastle and the city of Lincoln





Ground Floor



First floor

Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.
Maximum room dimensions shown.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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