



11 Lady Jane Franklin Drive

Spilsby

A three-storey semi-detached town house, ideally situated within easy walking distance of Spilsby's town centre and its excellent range of shops, cafés and everyday amenities. Offering spacious and versatile accommodation comprising: entrance hall, cloakroom, fitted kitchen and lounge/diner to the ground floor; two bedrooms and a family bathroom to the first floor; and a superb principal bedroom with en-suite occupying the entire second floor. Outside, the property benefits from off-road parking, a garage and an enclosed rear garden. Further benefits include gas central heating and double glazing.

Spilsby is a charming Lincolnshire market town offering a good selection of independent shops, supermarkets, schools, cafés and leisure facilities, while also providing easy access to the beautiful Lincolnshire Wolds and the nearby east coast.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

KITCHEN

11' 1" x 6' 3" (3.38m x 1.90m)

Having window to front elevation, inset ceiling spotlights, radiator and tile effect flooring. 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, cupboard & space for dishwasher under. Work surface return with inset gas hob, integrated electric oven, drawers, space for fridge, space & plumbing for automatic washing machine under, cupboards & extractor over.



LOUNGE

13' 5" x 12' 1" (4.09m x 3.68m)

Having sliding doors to rear elevation & garden, coved ceiling with ceiling fan/light fitting and radiator.

FIRST FLOOR LANDING

Having door to staircase rising to second floor with window to front & radiator.





BEDROOM TWO

13' 4" x 8' 6" (4.06m x 2.59m)

Having two windows to rear elevation, radiator and built-in double wardrobe.

BEDROOM THREE

7' 10" x 6' 5" (2.39m x 1.95m)

Having window to front elevation and radiator.

BATHROOM

Having inset ceiling spotlights, radiator, tile effect flooring, tiled splashbacks, panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



SECOND FLOOR MASTER BEDROOM

13' 4" x 11' 2" (4.06m x 3.40m)

Having dormer style window to front elevation, two radiators, access to roof space, airing cupboard and built-in wardrobe.

EN-SUITE

Having roof window, heated towel rail, tiled floor, shaver point, fully tiled shower enclosure with mixer shower fitting, close coupled WC and counter basin with mixer tap on stand with cupboard under.



NEWTON FALLOWELL



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door.

GARAGE

Located to the right of the property in a block of two garages and having a parking space to the front.

REAR GARDEN

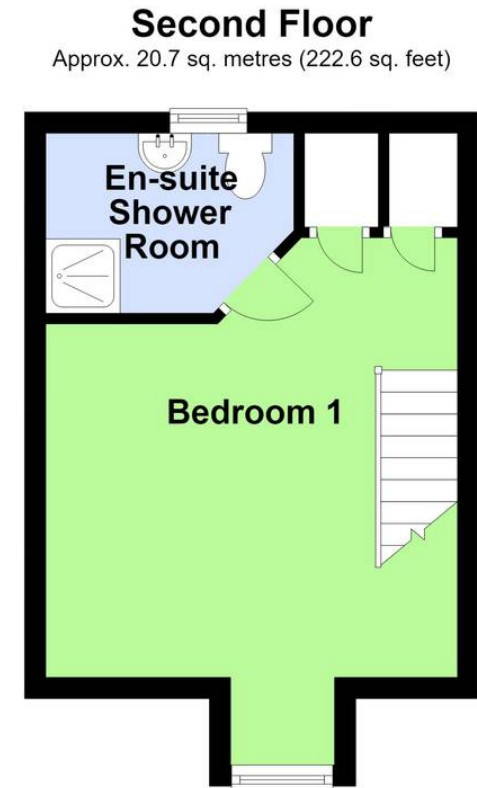
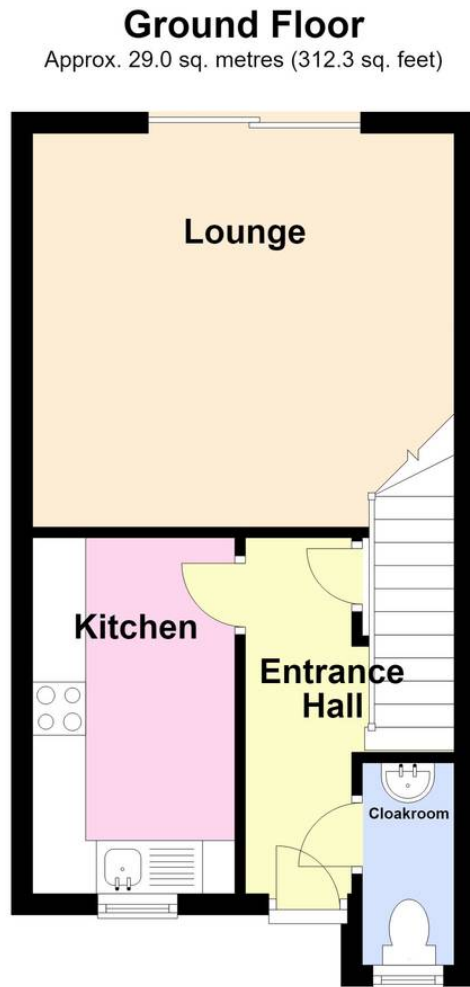
Being enclosed and having a lawned garden with a gravelled border and a paved patio.

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.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Total area: approx. 77.8 sq. metres (837.2 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

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