

NEWTON FALLOWELL

1 Franklin Way, Spilsby - PE23 5GG

£170,000

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

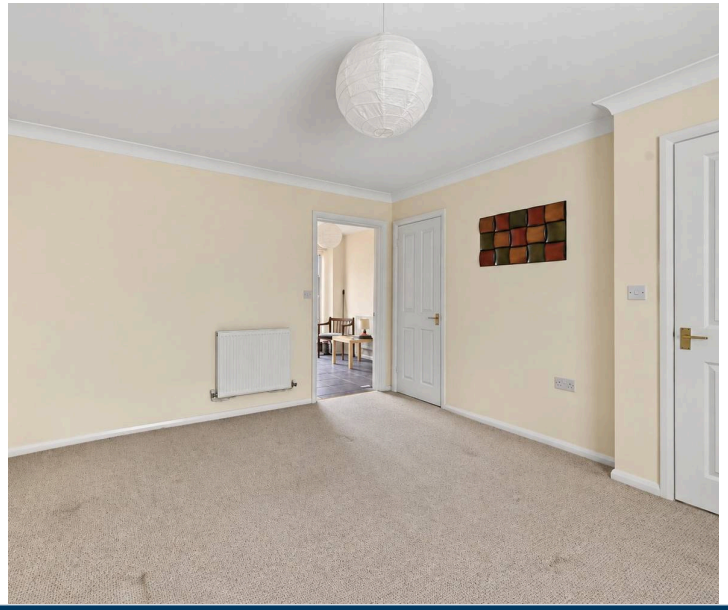
Tenure: Freehold

EPC Energy Efficiency Rating: B

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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:

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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.

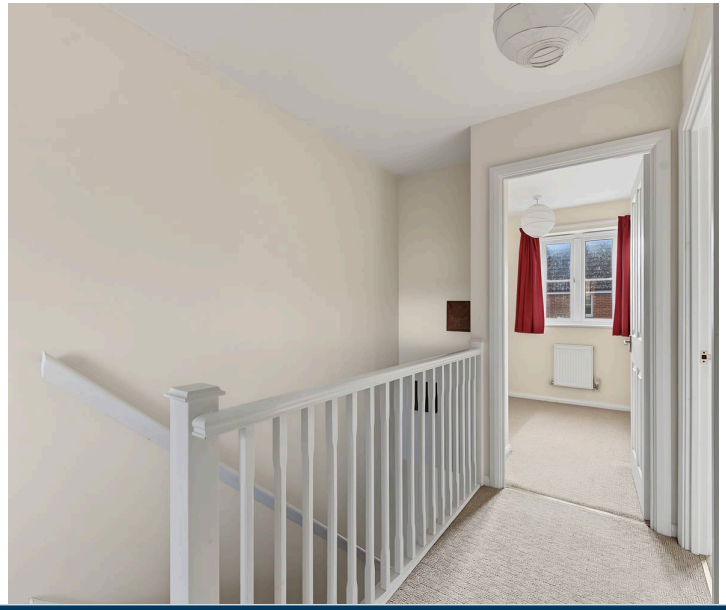


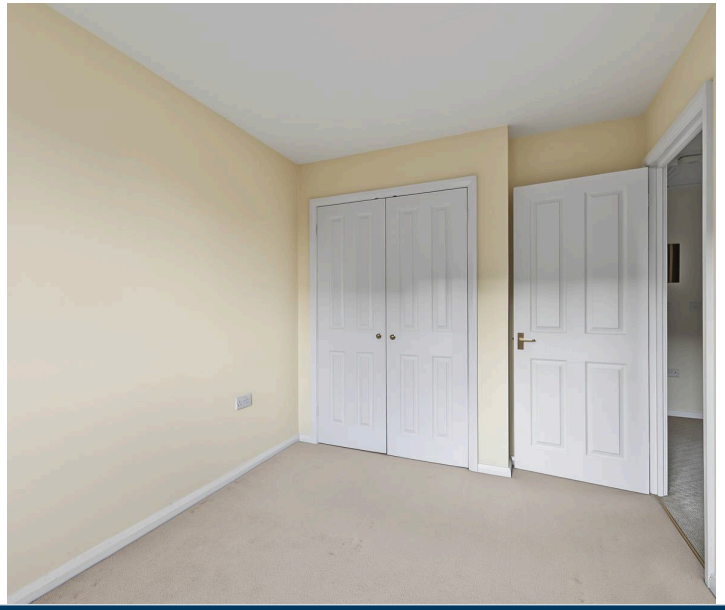




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FIRST FLOOR LANDING
Having built-in airing cupboard.

BEDROOM ONE
12' 0" x 8' 2" (3.67m x 2.49m)
Having window to front elevation, radiator and built-in wardrobe.

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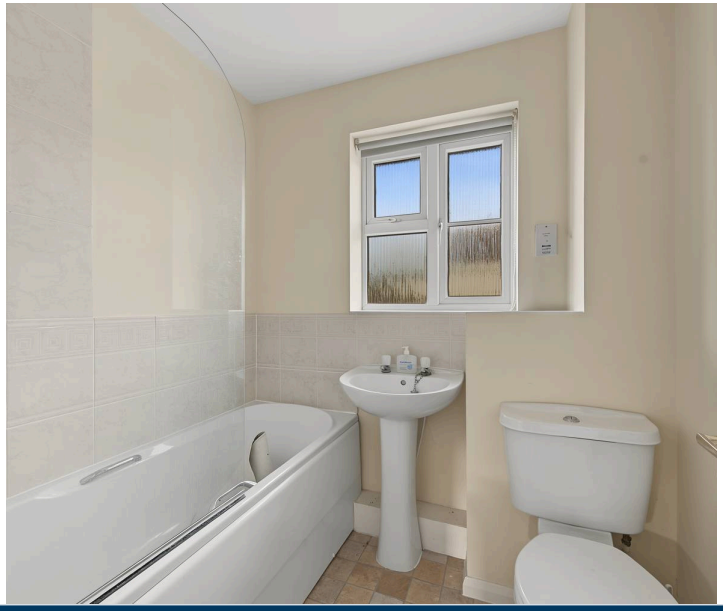
BEDROOM TWO
8' 10" x 8' 1" (2.69m x 2.47m)
Having window to rear elevation, radiator and built-in wardrobe.

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.







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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.

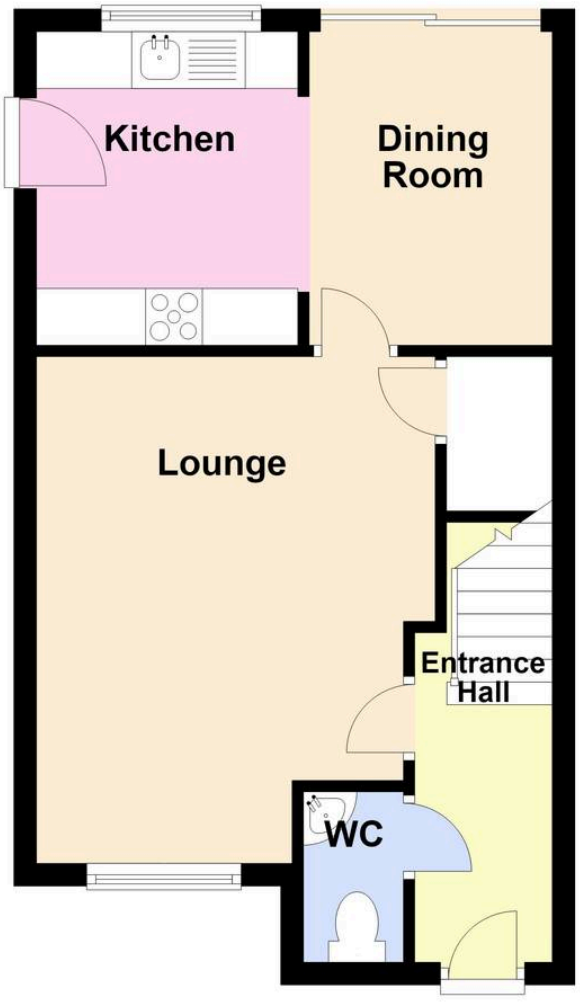
The property benefits from solar panels generating approximately 1,100 kWh of electricity annually, with the added advantage of an index-linked Feed-in Tariff providing an income until 2037. The vendor advises that payments are currently expected to total approximately £876 tax-free for the 2026/27 financial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

LIFETIME LEGAL
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.


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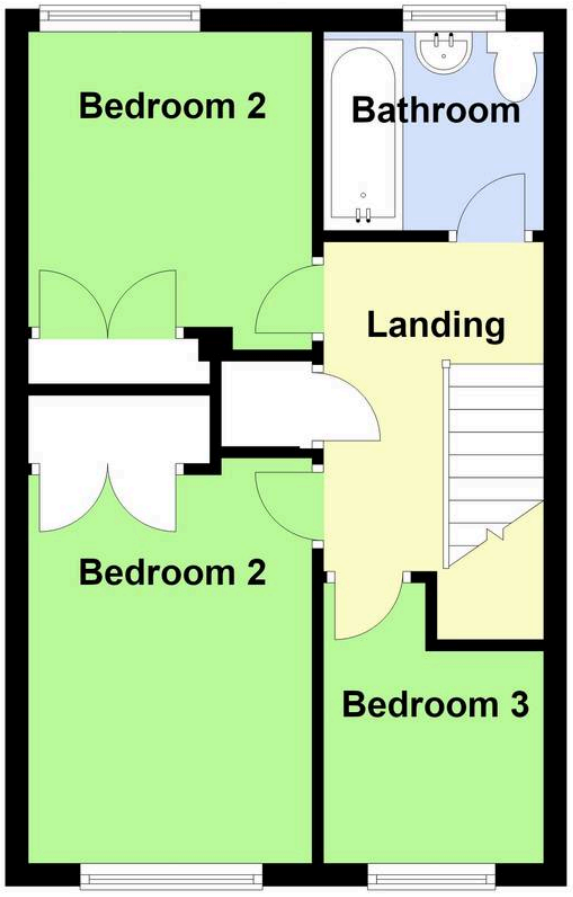
Ground Floor

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



First Floor

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



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

Newton Fallowell Estate Agents

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