



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



**welcome to**

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

3 Bed Semi-Detached House, Lady Jane Franklin, Spilsby.

Features en-suite to master, lounge, kitchen, downstairs WC, rear garden & allocated parking. Convenient location close to local schools and amenities.

### **Entrance**

Entrance door leads into the hallway which has a radiator, stairs leading to the first floor and doors into the following rooms:

### **Wc**

Has a WC, hand wash basin and a radiator.

### **Lounge**

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

Has a sliding door to the rear and a radiator.

### **Kitchen**

11' x 6' 3" ( 3.35m x 1.91m )

Comprising of wall, base and drawer units with worktop space over, integrated oven, hob, extractor sink and window to the front elevation.

### **Landing**

has doors leading into the following rooms

### **Bedroom 2**

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

Has two windows, two radiators and wardrobe

### **Bedroom 3**

7' 10" x 6' 5" ( 2.39m x 1.96m )

Has a window and radiator

### **Bathroom**

Has a bath with shower over, WC and hand wash basin

### **Stairs Lead Up To: Master Bedroom 1**

14' max x 13' 4" ( 4.27m max x 4.06m )

Has a window, two radiators, loft hatch access, airing cupboard and built in wardrobe space

### **En-Suite**

Has a shower, hand wash basin, WC, skylight window and a radiator

### **External**

Externally the property offers allocated parking to the rear of the property. There is also a rear garden which is mainly lawned with a patio area.





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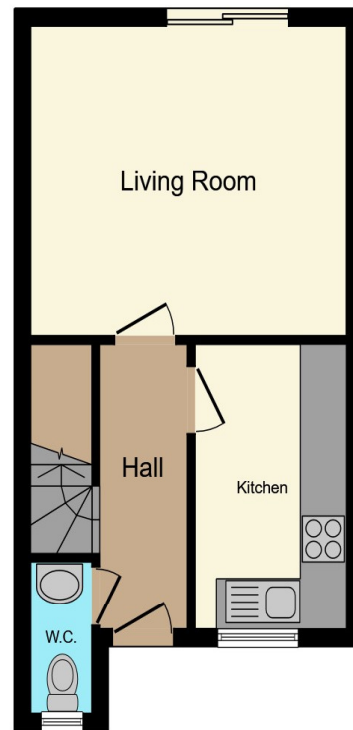
## Lady Jane Franklin Drive, Spilsby

- 3 bedroom semi-detached house
- Popular Lady Jane Franklin location in Spilsby
- Master bedroom with en-suite shower room
- Spacious lounge and fitted kitchen
- Downstairs WC and family bathroom

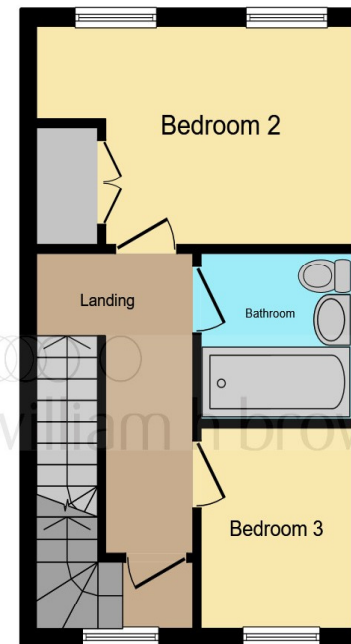
Tenure: Freehold EPC Rating: C

Council Tax Band: B

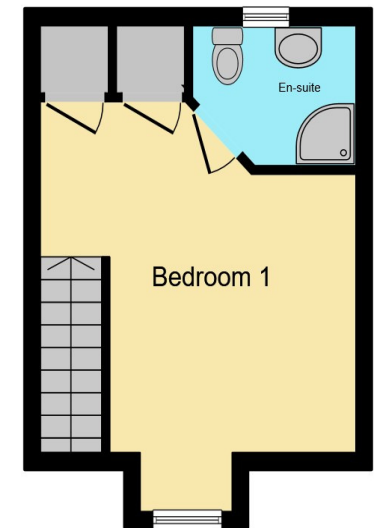
**£165,000**



**Ground Floor**



**First Floor**



**Second Floor**

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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