NEWTON FALLOWELL

59 Lady Jane Franklin Drive, Spilsby - PE23 5GB

In Excess of **£180,000**

59 Lady Jane Franklin Drive

Spilsby

Situated in a popular residential location within easy walking distance of Spilsby's historic town centre, this well-presented three-storey end-terrace home is an ideal choice for families, first-time buyers or those looking to upsize. NO CHAIN

The accommodation comprises an entrance hall, cloakroom, comfortable lounge and fitted kitchen to the ground floor. The first floor offers three bedrooms and a family bathroom, whilst the impressive principal bedroom occupies the second floor and benefits from its own en-suite shower room, creating a private retreat.

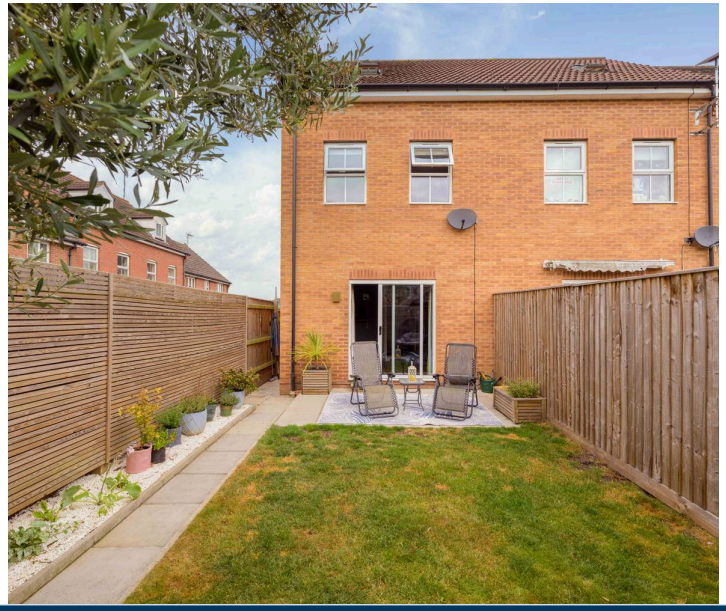
Outside, the property enjoys off-road parking to the front complete with an electric vehicle charging point, together with an enclosed rear garden ideal for relaxing or entertaining. A garage, located in a nearby block, provides additional storage or parking and is complemented by a further allocated parking space to the front. The property also benefits from gas central heating and double glazing throughout.

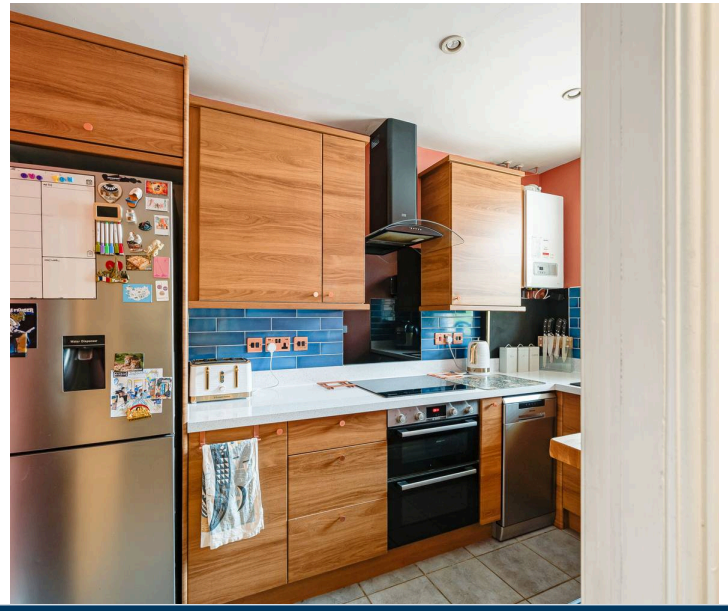
The bustling market town of **Spilsby** offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, pubs, schools and healthcare facilities. Steeped in history and surrounded by beautiful Lincolnshire countryside, the town provides a welcoming community atmosphere while being within easy reach of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, and the county's stunning east coast.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION
Front entrance door through to the:

ENTRANCE HALL
Having radiator, solid wood flooring and staircase rising to first floor with storage under.

CLOAKROOM
Having window to front elevation, radiator, solid wood flooring, close coupled WC and corner hand basin.

KITCHEN
11' 2" x 6' 4" (3.40m x 1.92m)
Having window to front elevation, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surface, upstands & tiled splashbacks comprising: sink with mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric double oven, space for slimline dishwasher, cupboards & drawers under, cupboards, extractor and gas fired boiler providing for both domestic hot water & heating over, space for upright fridge/freezer to side with cupboard over.

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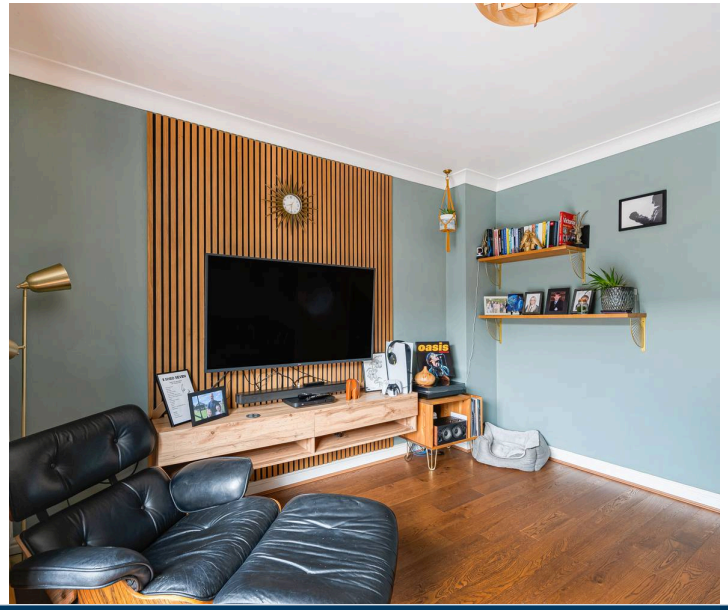
LOUNGE

13' 4" x 12' 1" (4.06m x 3.68m)

Having sliding doors to rear elevation & garden, coved ceiling, radiator and solid wood flooring.



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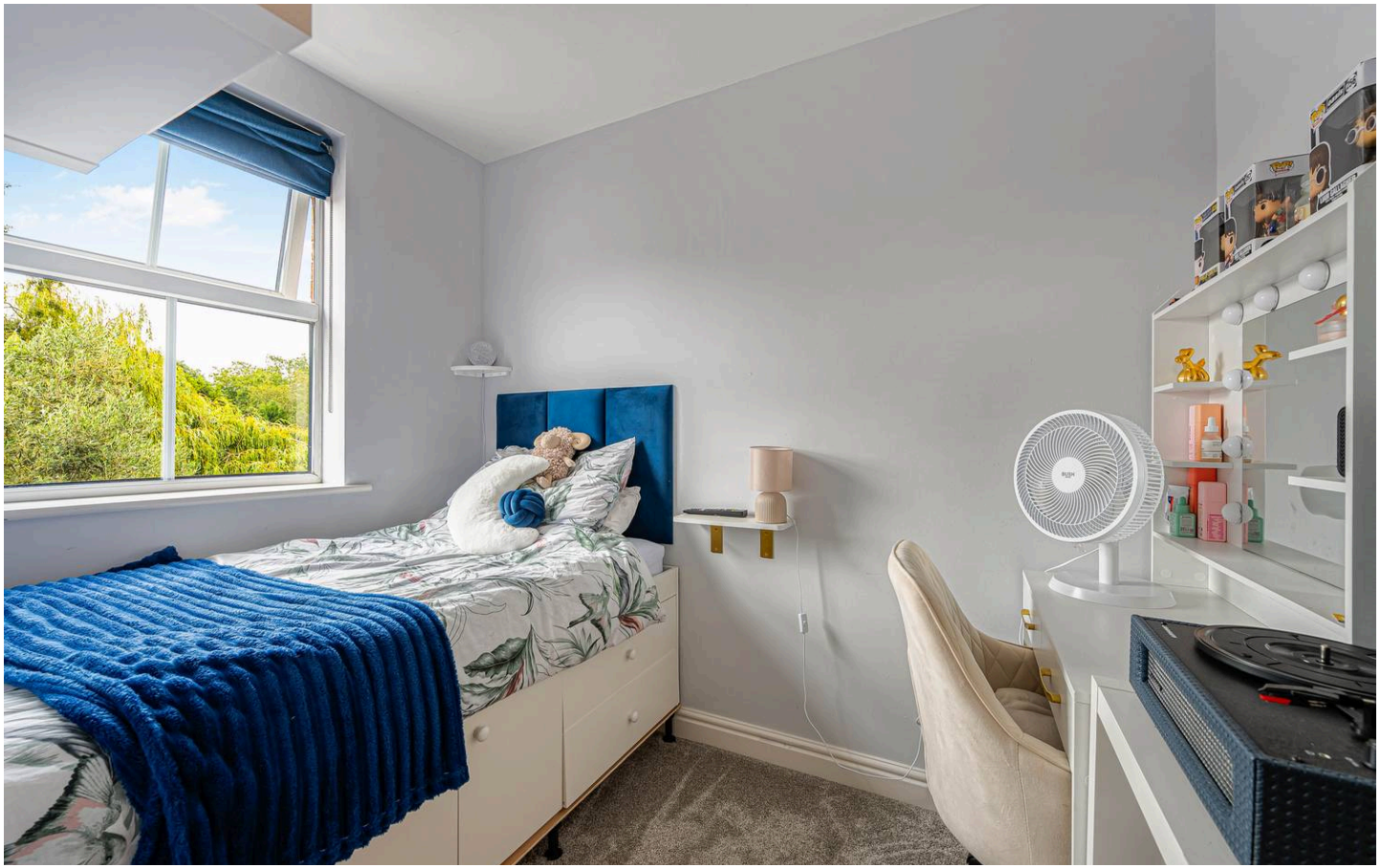

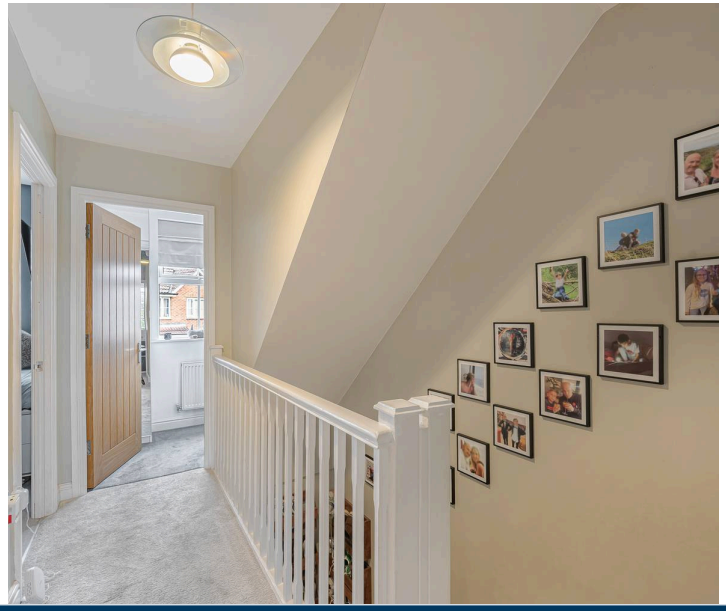

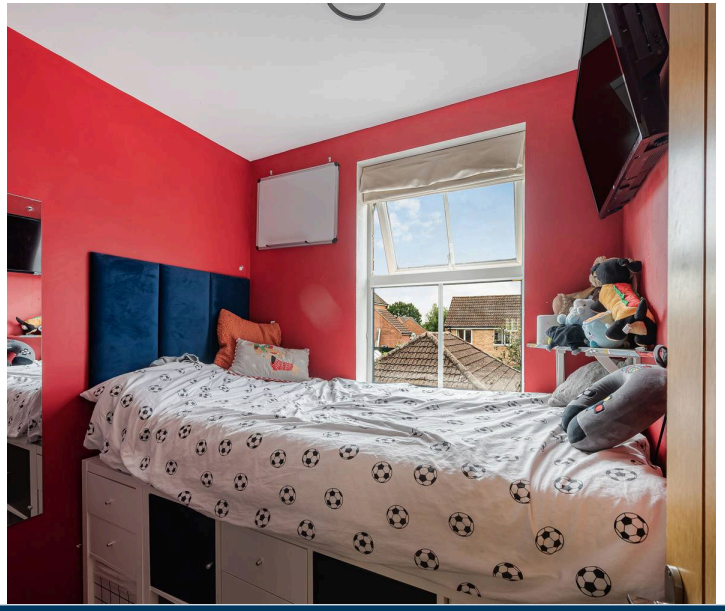

FIRST FLOOR LANDING

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

BEDROOM TWO

8' 0" x 6' 6" (2.43m x 1.97m)

Having window to rear elevation and radiator.

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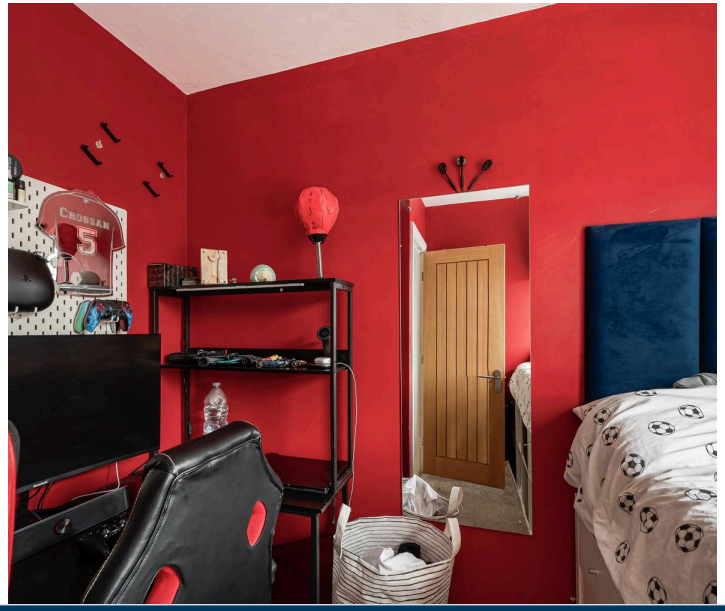
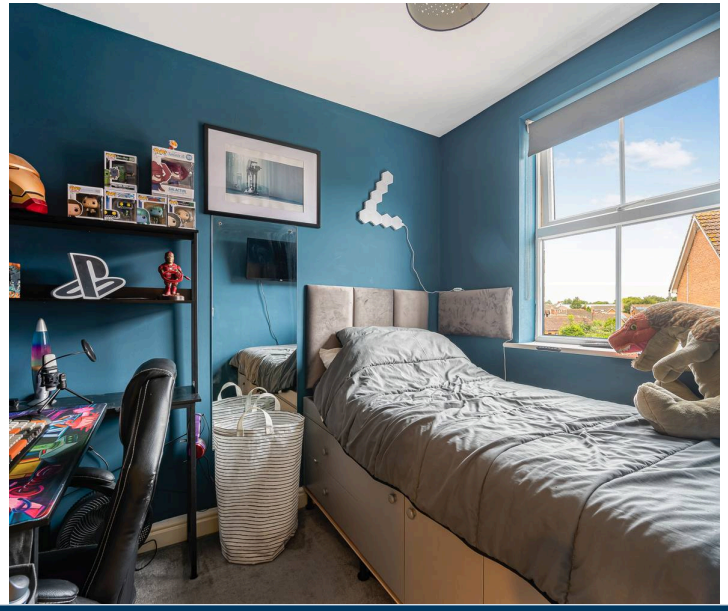
BEDROOM THREE
8' 4" x 6' 6" (2.55m x 1.97m)
Having window to front elevation and radiator.

BEDROOM FOUR
8' 5" x 6' 7" (2.57m x 2.01m)
(max) Having window to rear elevation and radiator.

BATHROOM
Having radiator, tiled walls, tiled floor, extractor, panelled bath with shower fitting over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





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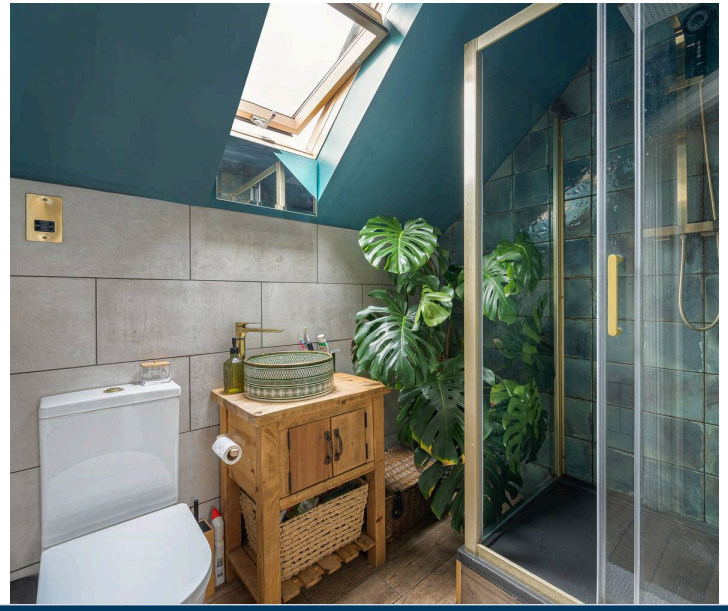

SECOND FLOOR MASTER BEDROOM
16' 8" x 13' 3" (5.08m x 4.05m)
(max) Having dormer style window to front elevation, radiator and two built-in cupboards.

EN-SUITE
7' 2" x 5' 8" (2.19m x 1.73m)
Having roof window, tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and counter basin on stand with mixer tap.

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EXTERIOR
To the front of the property there is a block paved driveway providing off-road parking for two cars with an electric vehicle charger.

REAR GARDEN
Being enclosed and laid to lawn with a paved patio area and a footpath leading to a paved seating area to the far rear.

GARAGE
To the rear of the property there is a garage in a block of three with a parking space to the front.

SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fire 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.

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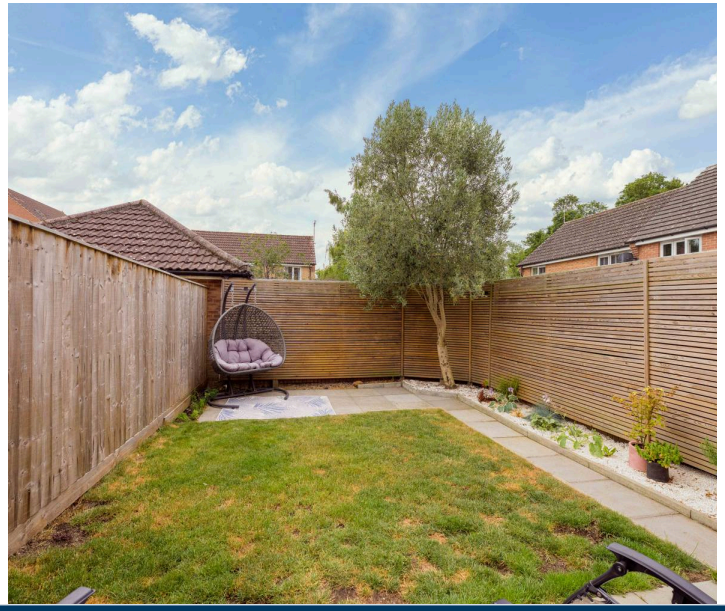

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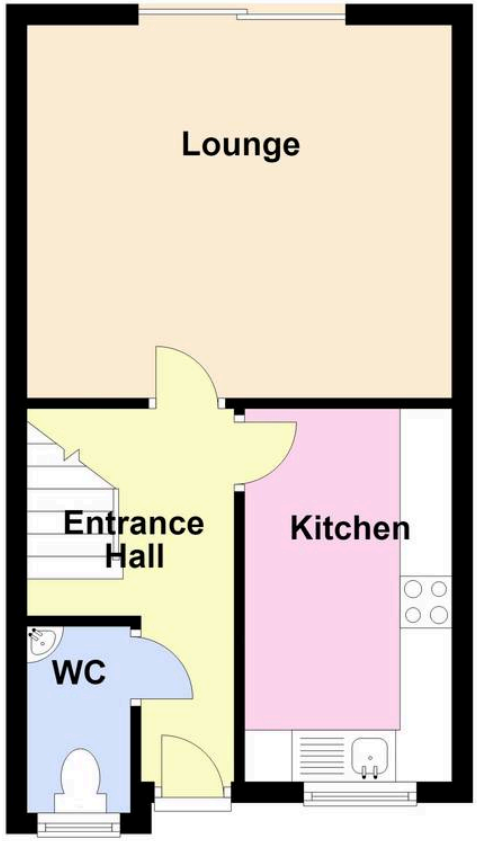
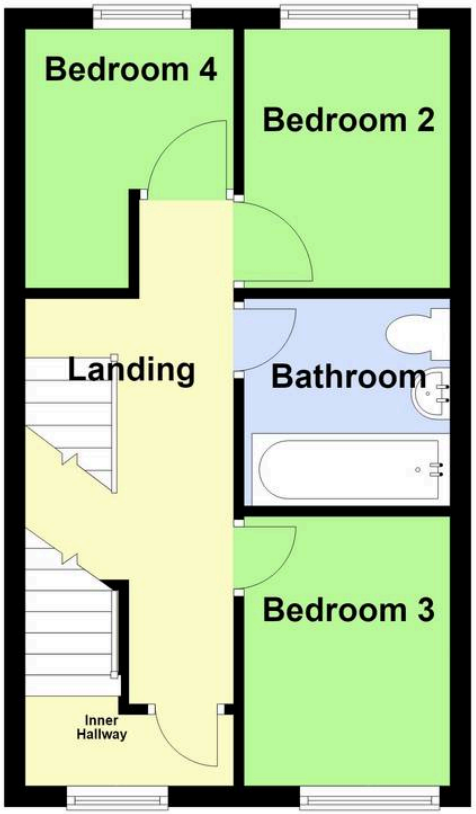
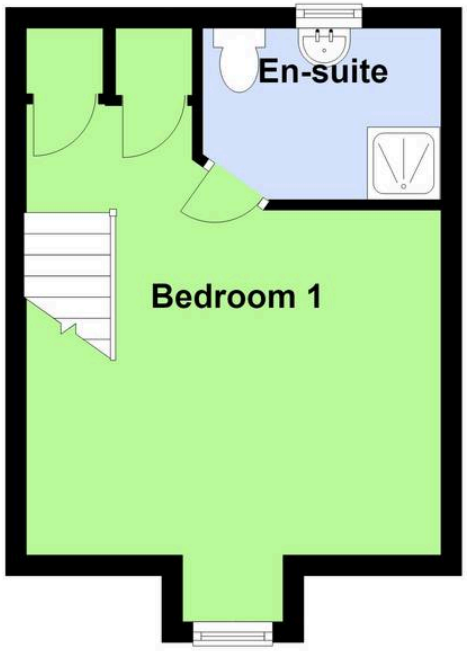
Ground Floor
Approx. 29.8 sq. metres (321.1 sq. feet)



First Floor
Approx. 29.4 sq. metres (316.0 sq. feet)



Second Floor
Approx. 20.9 sq. metres (225.5 sq. feet)



Total area: approx. 80.1 sq. metres (862.5 sq. feet)

Newton Fallowell Estate Agents

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