



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.



view this property online williamhbrown.co.uk/Property/SKG109967

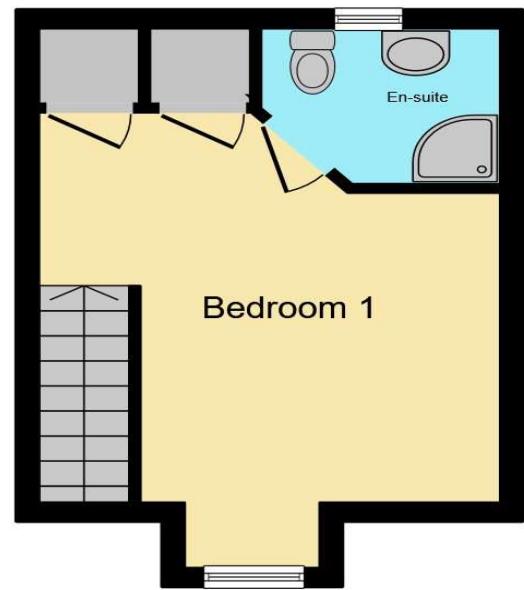




Ground Floor



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

welcome to

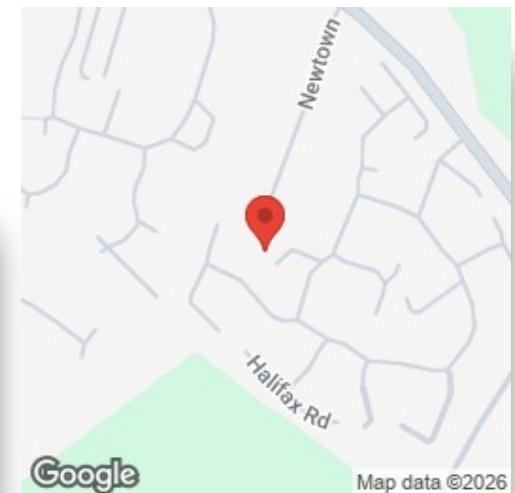
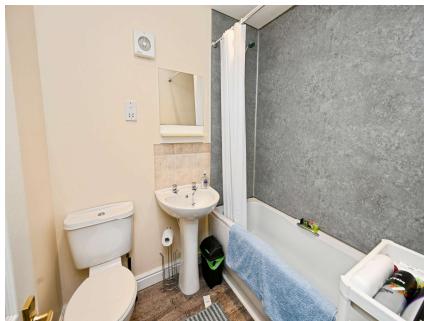
Lady Jane Franklin Drive, Spilsby

- 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



view this property online williamhbrown.co.uk/Property/SKG109967

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SKG109967 - 0007

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk