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14 Lady Jane Franklin Drive, Spilsby, PE23 5GB

3 1 2

£196,000

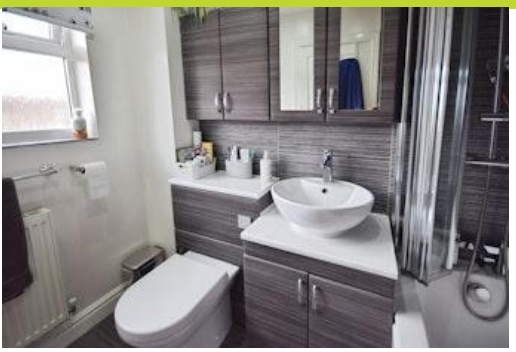
When it comes to property it must be lovelle

£196,000

3 1 2

Key Features

- Immaculate End terraced House
- Well appointed Kitchen with Handy Utility Room
- Lounge with Patio Doors to the rear garden
- Dining Room
- Three bedrooms Including Fitted Wardrobes & Cupboards
- Modern bathroom & useful Downstairs WC
- EPC rating C
- Tenure: Freehold



This beautifully presented end terraced house offers well-proportioned living accommodation across three bedrooms and two public rooms, making it an attractive option for a range of purchasers. Thoughtfully designed, the property features a lounge with patio doors that provide direct access to the rear garden, creating a seamless connection between indoor and outdoor spaces. The adjacent dining room offers space for more formal occasions or family meals and is open to the well appointed kitchen which benefits from a practical layout and is complemented by a handy utility room, enhancing the functionality of the home. Upstairs, three bedrooms are equipped with fitted wardrobes and cupboards, optimising storage solutions and contributing to the overall neat presentation of the property. The modern bathroom is designed for comfort and convenience, and there is also a useful downstairs WC for added practicality. Additional features include a driveway and garage to the side of the property offering secure and convenient vehicular storage. The immaculate condition of this end terraced house ensures that it is ready to move into, with neutral decor and well maintained finishes throughout. The property is situated close to local amenities and enjoys the benefit of being on the edge of a market town. The location provides access to both everyday essentials and the countryside that surrounds the area, presenting opportunities for a balanced lifestyle within a sought after region. Residents can take advantage of the market town's facilities, as well as the natural beauty of the Lincolnshire Wolds.

Hall

Entered via front door having radiator, vinyl flooring (newly fitted July 2026) and staircase rising to first floor, doors to;

WC

Having radiator, vinyl flooring (newly fitted July 2026), extractor fan, close coupled WC and wash hand basin.

Lounge

5.41m x 2.67m (17'8" x 8'10")

Having sealed unit double glazed uPVC window to front elevation, sealed unit double glazed uPVC patio doors to rear elevation & garden, coved ceiling, two radiators and two television aerial connection points.

Dining Room

2.44m x 2.29m (8'0" x 7'6")

Having sealed unit double glazed uPVC window to front elevation, radiator and vinyl flooring (newly fitted July 2026). Open through to the;

Kitchen

2.82m x 2.26m (9'4" x 7'5")

Having sealed unit double glazed uPVC window to rear elevation, radiator and ceramic tiled floor. Fitted with a range of base & wall units with work surfaces and tiled splashback, stainless steel sink with drainer & mixer tap inset to work surface, space for two under unit appliance, inset induction hob, concealed cooker hood over, integrated electric oven, fitted breakfast bar, door to;

Utility Room

1.78m x 1.45m (5'10" x 4'10")

Having part glazed door to rear elevation, radiator, ceramic tiled floor, wall mounted gas fired combination boiler providing for both domestic hot water and heating, work surface with space & plumbing for automatic washing machine under and tumbler.

Landing
Having sealed unit double glazed uPVC window to rear elevation, radiator, access to roof space and airing cupboard with radiator and shelving.

Bedroom One
3.1m x 2.97m (10'2" x 9'8")
Having sealed unit double glazed uPVC window to front elevation, radiator, built-in cupboard and built-in wardrobe.

Bedroom Two
3.3m x 2.87m (10'10" x 9'5")
Having sealed unit double glazed uPVC window to front elevation, radiator and built-in wardrobe.

Bedroom Three
2.46m x 2.18m (8'1" x 7'2")
Having sealed unit double glazed uPVC window to rear elevation, radiator and telephone connection point.

Bathroom
Having sealed unit double glazed uPVC window to rear elevation, ladder style radiator, extractor fan and tiled splashbacks. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, wash hand basin inset to vanity unit with cupboards and concealed WC under, cupboards over.

Outside
To the front of the property there is a gravelled low maintenance garden with a paved footpath leading to the front entrance door. The driveway to the side of the house provides off-road parking and extends to the garage. The rear garden is enclosed by timber fencing and having lawn with gravelled borders, paved patio area, outside tap and lighting and storage shed.

Garage
5.26m x 2.95m (17'4" x 9'8")
Having up-and-over door, side service door opening to the rear garden, light and power.

Directions
From Skegness take the A158. At Gunby roundabout take the exit towards Spilsby/Boston A16. At the Skendleby cross roads turn left onto Northfield Road and go through Ashby-by-Partney. Follow this road and it will bring you into Spilsby on the Ashby Road. At the junction turn left onto Halton Road going past the Market place and continue out of the town centre, past Franklin Hall and take the last right out of town onto Lady Jane Franklin Drive. Turn right and the road swings round to the left and the house can be fopund on the right hand side.

Material Information Link
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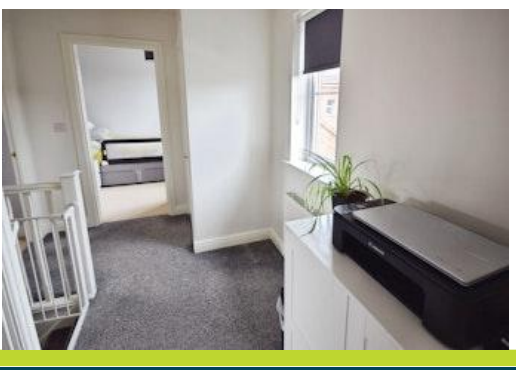
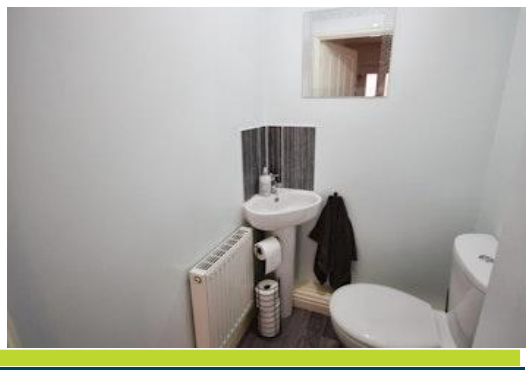
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
https://moverly.com/sale/3R4ca9BrPLzDLCFBqidEPM/view





Material Information Data

Tenure: Freehold
Council tax band: B
EPC rating: C
Mid terrace house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by By a free standing ladder.
Outside areas: Front garden and Rear garden
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 5th Jun 2016
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone good, Three ok, EE good
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: yes

Title Register Restrictions

The Transfer dated 24 September 2004 contains restrictive covenants. These are rules that limit what the owner can do with the land, such as not being allowed to run a business from the home or build certain structures, to help keep the neighbourhood pleasant. There is a specific provision regarding boundary structures, which sets out the rules for maintaining fences or walls between this property and the neighbours.
The owner has entered into an agreement to follow all existing rules and to protect the previous owner from any legal issues if those rules are not followed.

Local Authority
This property falls within the geographical area of East Lindsey District Council - 01507 601111. https//www.e-lindsey.gov.uk/

Viewing
By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

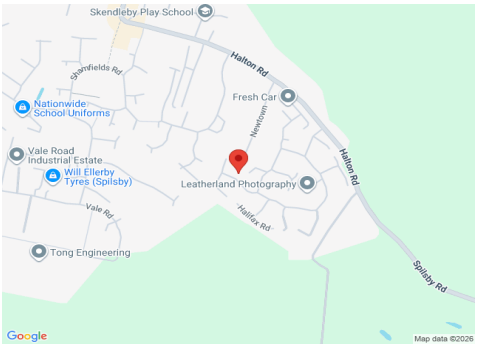
How to make an Offer
If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website https://www.lovelle.co.uk/privacy-policy/ and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

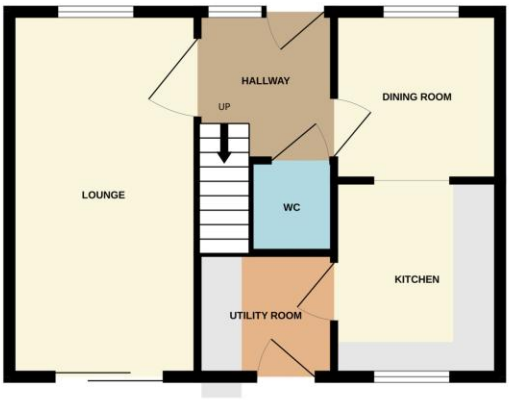
Energy Performance Certificate
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

Agents Notes
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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