



Lady Jane Franklin Drive, Spilsby, , PE23 5GB

- SPACIOUS 975 sq ft SEMI detached MODERN town HOUSE with separate GARAGE and easily 2 x PARKING spaces
- GOOD '76' ENERGY efficiency RATING, UPVC double glazed incl FRENCH doors, COMPOSITE front door, Mains gas CENTRAL HEATING with NEW 2023 Worcester boiler serviced annually
- LOUNGE with (cable trunking for wall mounted TV and) PATIO doors to UPVC double glazed CONSERVATORY with wall light, power and UPVC double glazed FRENCH doors to rear garden
- Kitchen APPLIANCES: stainless steel 4 ring gas hob, canopy hood extractor and glazed fronted fan assisted electric oven, space/plumbing for fridge freezer and washing machine
- THREE bedrooms (MASTER bedroom and second double bedrooms with built in wardrobes, generous bedroom three), TWO bathrooms, TWO receptions
- ONLY a council tax BAND 'B' currently £1798.07 gross per annum
- Fitted KITCHEN with range of base and wall units including display lighting and full height pantry unit
- BATHROOM with separate SHOWER & glass pivot door over bath, shaver point and illuminated mirror, EN-SUITE with fully tiled corner shower & a shaver point, downstairs W.C.

Price £175,000



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DESCRIPTION

This is a spacious 975 sq ft, 3 bedroom, 2 bathroom, 2 reception, semi-detached modern town house with separate garage, easily 2 x parking spaces, and low maintenance gardens (frontage white gravelled with paved path and rear fully fenced including pedestrian gate, and also having full width paved patio, remainder fully block paved, external lighting and 2 x water taps), all in a popular location of well serviced historic market town that includes major supermarket, doctors, dentist and sought after schooling.

It also benefits from a good '76' energy efficiency rating, UPVC double glazing including patio and French doors, composite front door, PVC fascias, mains gas central heating with new 2023 Worcester boiler serviced annually, and is only a council tax band 'B' currently £1798.07 gross per annum.

The property consists of front door canopy porch, hall (with built in cupboard), lounge with (cable trunking for wall mounted TV and) patio doors to UPVC double glazed conservatory (having wall light, power and UPVC double glazed French doors to rear garden), fitted kitchen (with range of base and wall units including display lighting and full height pantry unit, built in stainless steel 4 ring gas hob, canopy hood extractor and glazed fronted fan assisted electric oven, space/plumbing for fridge freezer and washing machine), W.C, landing, bathroom (with separate shower & glass pivot shower door over bath, shaver point and illuminated mirror), second double bedroom (having built in double wardrobe), generous third bedroom and stairs to the master bedroom (with built in wardrobes) and en-suite (with fully tiled corner shower & a shaver point).

The well serviced historic market town of Spilsby, birthplace of Sir John Franklin the arctic explorer, is a gateway to the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, and only 12.5 miles from fantastic beaches on the east coast.





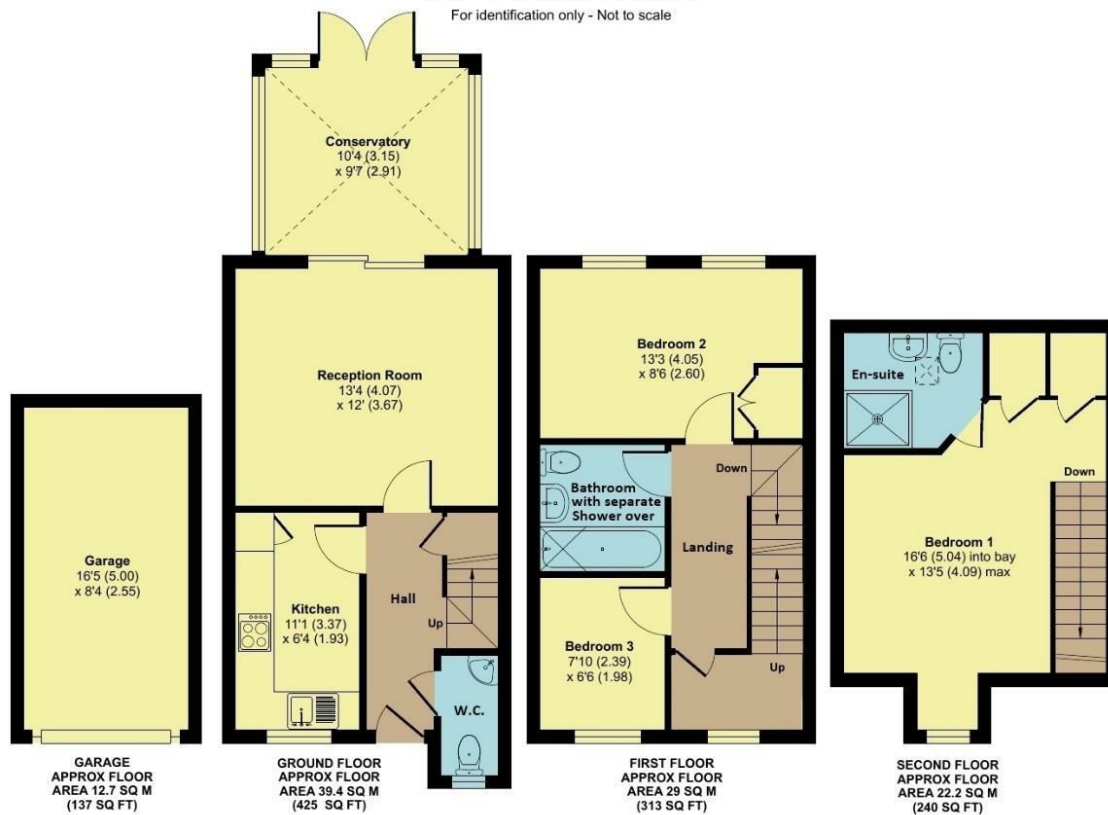
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Approximate Area = 978 sq ft / 90.8 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1336852

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	81
		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.