CHOICE PROPERTIES

Estate Agents

30 Lady Jane Franklin Drive, Spilsby, PE23 5GB

Asking Price £177,000



Choice Properties are delighted to present this modern three-bedroom semi-detached house, ideally situated in a popular area of Spilsby. Arranged over three floors, the property offers well-proportioned and versatile accommodation, with the entire top floor dedicated to the impressive main bedroom, complete with its own en-suite shower room. The ground floor comprises an entrance hall, convenient cloakroom, modern kitchen and spacious lounge. To the first floor, the landing provides access to two further bedrooms and the family bathroom, with stairs continuing to the second floor where the generous main bedroom and en-suite can be found. Externally, the property benefits from front and rear gardens, a private driveway and a garage, providing excellent outdoor space and useful off-road parking and storage. Situated within this popular residential area of Spilsby, the property is well suited to families, first-time buyers or those looking for a modern home with flexible accommodation. Viewing is highly recommended to fully appreciate what this property has to offer.

Modern spacious property with accommodation comprising :

Entrance Hall
Stairs to first floor landing, under stairs storage cupboard, radiator. tiled floor.

Cloakroom W.C
Obscure double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap, part tiled wall, tiled floor, radiator.

Kitchen
11' x 6'3
Double glazed window to front, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, wall mounted boiler, tiled floor, radiator.

Lounge
13'3 x 12'
Double glazed sliding doors to rear opening to garden, radiator.

First Floor Landing
Double glazed window to front, stairs to second floor

Bedroom Two
10'11 x 8'4
Two double glazed windows to rear, built in wardrobes, two radiators.

Bedroom Three
7'10 x 6'3
Double glazed window to front, radiator.

Bathroom
White suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, glazed shower screen door, tiled walls, tiled floor, radiator.

Entire Second Floor

Bedroom One
13'2 x 10'11
Double glazed window to front, built in wardrobe, airing cupboard, radiator, loft hatch, door to:

En-Suite Shower Room
Double glazed Velux window, white suite comprising low level W.C, pedestal wash hand basin, tiled shower cubicle, tiled walls, tiled floor, radiator.

Garden
Mainly laid to lawn, patio area, side access, fenced surround.

Garage
Electric roller door, power and light.

Driveway
Leading to garage providing off road parking space.

Tenure
Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties to arrange your viewing - 01507 462277.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







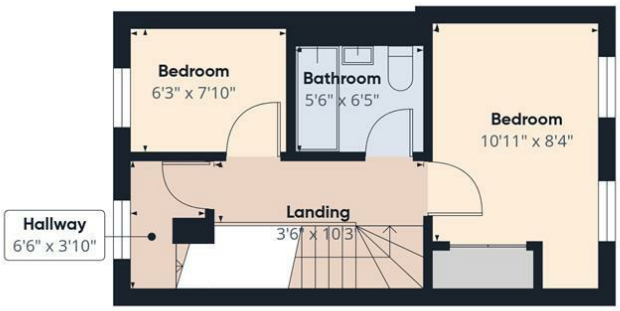









Floor 0



Floor 1



Floor 2

Approximate total area(1)

772 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of PE23 5GB to locate the property.

