

40 LADY JANE FRANKLIN DRIVE  
SPILSBY  
LINCOLNSHIRE PE23 5GB

**turner  
evans  
stevens**



A three bedroom semi detached house with garage located in this popular residential area on the edge of the town. It is therefore convenient for the main amenities.

The accommodation includes

Reception hall, cloakroom, kitchen, sitting room, stairs to landing and two bedrooms and bathroom, stairs to second floor and bedroom three with en-suite shower room. The property has an enclosed garden to the rear comprising lawns, patio and shrubs. Floor coverings are included as fitted. No Upward Chain

**PRICE: £123,950**

**TURNER  
EVANS  
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LIMITED**

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## ACCOMMODATION

RECEPTION HALL With understairs cupboard, central heating radiator and laminate wood effect floor.

CLOAKROOM With low flush WC., pedestal wash basin, central heating radiator and double glazed window.

KITCHEN 11' 1" x 5' 11" (3.38m x 1.8m) With stainless steel single drainer sink unit with cupboards under, return laminate worktop with cupboards under, eye level cupboards, Zanussi oven, separate hob and filter hood over, Gloworm wall mounted gas central heating boiler, radiator, double glazed window, plumbing for washing machine and ceramic tiled floor.

SITTING ROOM 12' 0" x 13' 4" (3.66m x 4.06m) With central heating radiator, double glazed patio door and laminate wood effect floor.

Stairs to:

LANDING With central heating radiator.

BEDROOM ONE 8' 5" x 11' 1" (2.57m x 3.38m) (excluding alcove) With built-in wardrobe, two central heating radiators and double glazed window.

BATHROOM With panelled bath, pedestal wash basin, low flush WC., central heating radiator, extractor fan and shaver point.

BEDROOM TWO 7' 10" x 6' 5" (2.39m x 1.96m) With central heating radiator and double glazed window.

Stairs to:

## SECOND FLOOR

BEDROOM THREE 13' 9" x 13' 4" (4.19m x 4.06m) (maximum) With airing cupboard, built-in wardrobe, central heating radiator and double glazed window.

EN-SUITE SHOWER ROOM With shower cubicle, pedestal wash basin, low flush WC., central heating radiator, extractor fan and shaver point.



## OUTSIDE

**GARAGE** 17' 0" x 8' 4" (5.18m x 2.54m) With steel up and over door and rear access door.

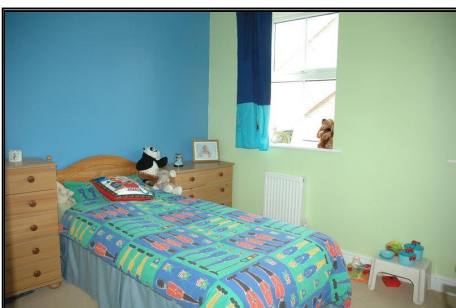
**GENERAL** This attractive three bedroom property is located in a residential cul-de-sac on the edge of the town and is therefore convenient for the main amenities. To the rear of the property is an enclosed garden comprising lawns, patio and shrubs. Floor coverings are included as fitted.

**LOCATION** This modern three storey house is located on a popular residential development on the outskirts of town being convenient for the main amenities. Spilsby is a thriving market town situated approximately 12 miles from the coastal resort of Skegness and 15 miles from Boston with railway station and GNER connections. The Lincolnshire Wolds lie to the north, much of which is designated 'An Area Of Outstanding Natural Beauty'.

**TENURE** The property is understood to be freehold subject to confirmation from solicitors. All interested parties are advised to make their own enquiries.

**SERVICES** Mains electricity, gas, water and drainage are understood to be connected. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

**VIEWING** Strictly by prior appointment with Turner Evans Stevens office in Spilsby.





## INFORMATION & SERVICES

### MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

### THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

### MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

### SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

### MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

### COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

### ARCHITECTURAL PLANNING

If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

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