

77 LADY JANE FRANKLIN DRIVE  
SPILSBY  
PE23 5GB



A superbly presented three bedroom town house located on this popular development on the edge of the town and therefore convenient for the main amenities.

The accommodation includes reception hall, cloakroom, sitting room, breakfast kitchen, landing, family bathroom, bedroom one, bedroom two, study area, principal bedroom three, en suite shower room, sheltered paved garden and car parking space.

£139,750

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LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

## ACCOMMODATION

### RECEPTION HALL

With central heating, double glazed door, and ceramic tiled floor.

### CLOAKROOM

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

### SITTING ROOM

14' 8" x 11' 5" (4.47m x 3.48m) With understairs cupboard, central heating radiator, double glazed window and tiled floor.

### BREAKFAST KITCHEN

24' 11" x 9' 1" (7.59m x 2.77m) With one and a half bowl single drainer sink unit with cupboards under, AEG oven, microwave and separate hob with filter hood over, eye level cupboards, breakfast bar with cupboards under, ( all units in attractive modern black finish), built in fridge and dishwasher, wall mounted gas central in cupboard, central heating radiator, double glazed window and patio door, spot lighting, ceramic tiled floor and plumbing for automatic dishwasher.

### STAIRS TO FIRST FLOOR LANDING

With central heating radiator.

### FAMILY BATHROOM

With panelled bath, vanity wash basin, low flush WC, double glazed window, central heating radiator and tiled floor.

### BEDROOM ONE

10' 5" x 8' 1" (3.17m x 2.46m) With built in wardrobe, central heating radiator and double glazed window.

### BEDROOM TWO

11' 3" x 8' 0" (3.43m x 2.44m) With built in wardrobe, central heating radiator and double glazed window.

### STUDY AREA

With central heating radiator, double glazed window and stairs off to second floor.

### PRINCIPAL BEDROOM THREE

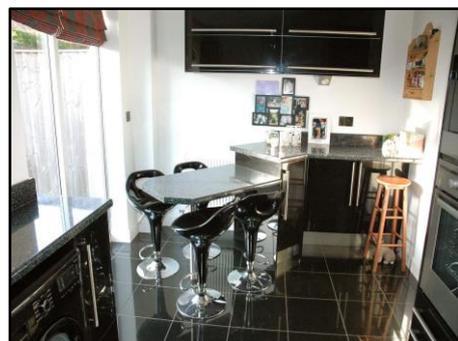
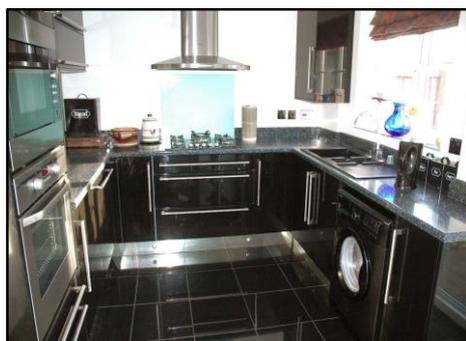
15' 4" x 11' 7" (4.67m x 3.53m) With built in cupboard, built in wardrobe, two central heating radiators and double glazed window.

### ENSUITE SHOWER ROOM

With shower cubicle, vanity wash basin, low flush WC, central heating radiator and ceramic tiled floor.

### GENERAL

This delightful and well appointed townhouse possesses a sheltered paved rear garden with borders and shrubs. There is also a timber clad shed with electricity supply. To the rear of the property is two dedicated off road car parking spaces.



## LOCATION

This property is located in a popular residential area on the outskirts of the town and is therefore convenient for the main amenities. Spilsby is an active market town and shopping centre which is approximately 12 miles from the coastal resort of Skegness and approximately 15 miles from Boston with rail links to main east coast routes. To the north and west lie the Lincolnshire Wolds much of which are designated an Area of Outstanding Natural Beauty.

## TENURE

The property is understood to be freehold.

## SERVICES

Mains electricity, gas, water and drainage are understood to be connected.

## VIEWING

By appointment only with the agents office Spilsby 01790 752 151.

### Energy Performance Certificate



77, Lady Jane Franklin Drive, SPILSBY, PE23 5GB	Dwelling type: End-terrace house Date of assessment: 08 February 2011 Date of certificate: 08 February 2011 Reference number: 0345-2878-6323-9809-1071 Type of assessment: RdSAP, existing dwelling Total floor area: 97 m <sup>2</sup>	
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																																																						
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	145 kWh/m <sup>2</sup> per year	145 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.3 tonnes per year
Lighting	£56 per year	£56 per year
Heating	£351 per year	£351 per year
Hot water	£136 per year	£136 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## 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.

### INTERNET

All our properties are advertised on our website at [www.tes-property.co.uk](http://www.tes-property.co.uk) and [www.rightmove.co.uk](http://www.rightmove.co.uk). We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

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