

NEWTON FALLOWELL

54 Lady Jane Franklin Drive, Spilsby - PE23 5GB

£200,000

54 Lady Jane Franklin Drive

Spilsby

Situated towards the end of a quiet cul-de-sac in a popular residential location on the outskirts of town, this detached bungalow offers well-proportioned accommodation comprising an entrance hall, lounge, kitchen, utility room, two bedrooms and shower room. Outside, the property benefits from off-road parking to the front, a garage and an enclosed rear garden. Further benefits include gas central heating, double glazing and the advantage of **NO ONWARD CHAIN**.

Council Tax band: B

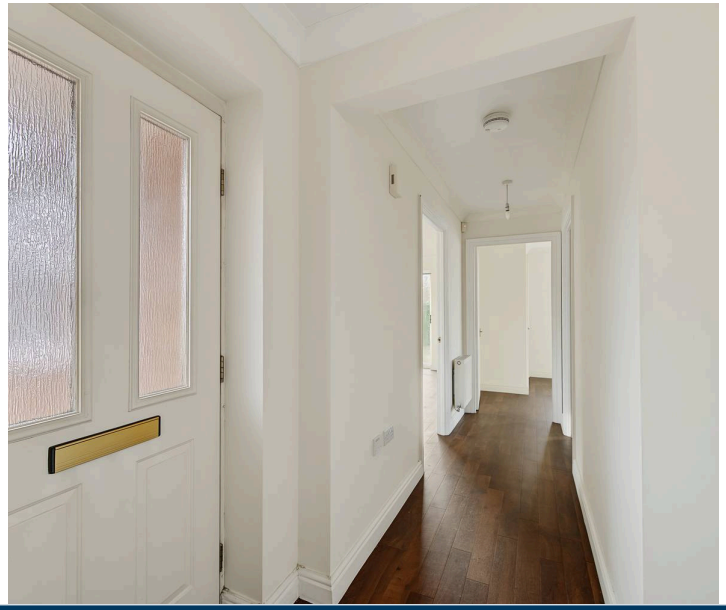
Tenure: Freehold

EPC Energy Efficiency Rating: C

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ACCOMMODATION
Porch recess with part glazed front entrance door through to the:

ENTRANCE HALL
Having coved ceiling, radiator and wood effect flooring.

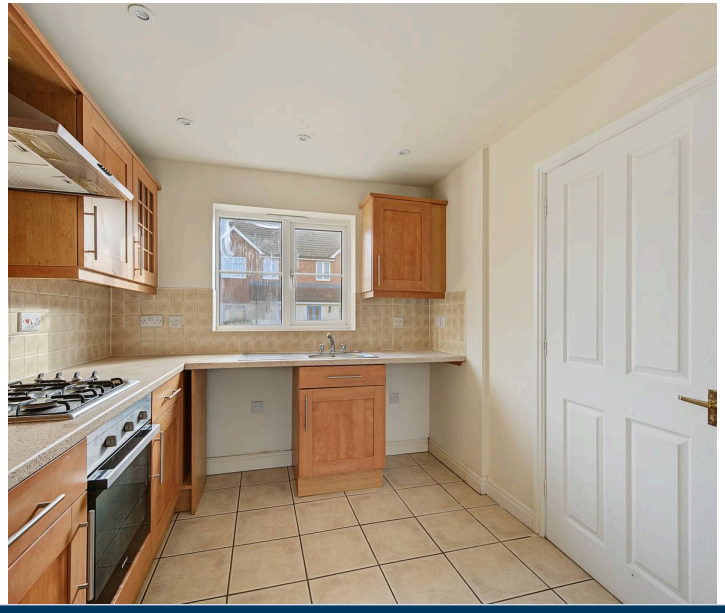
LOUNGE
19' 6" x 11' 5" (5.94m x 3.47m)
Having windows to front & side elevations, sliding doors to side elevation, coved ceiling, two radiators, wood effect flooring and wall mounted contemporary style electric fire.

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KITCHEN
10' 2" x 8' 3" (3.10m x 2.52m)
Having window to front elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards, glazed display unit and extractor over, tall unit to side.

UTILITY
5' 9" x 5' 5" (1.76m x 1.66m)
Having part glazed door to rear elevation, radiator, extractor, tiled floor, work surface with space & plumbing for automatic washing machine & tumble dryer under and cupboards over.

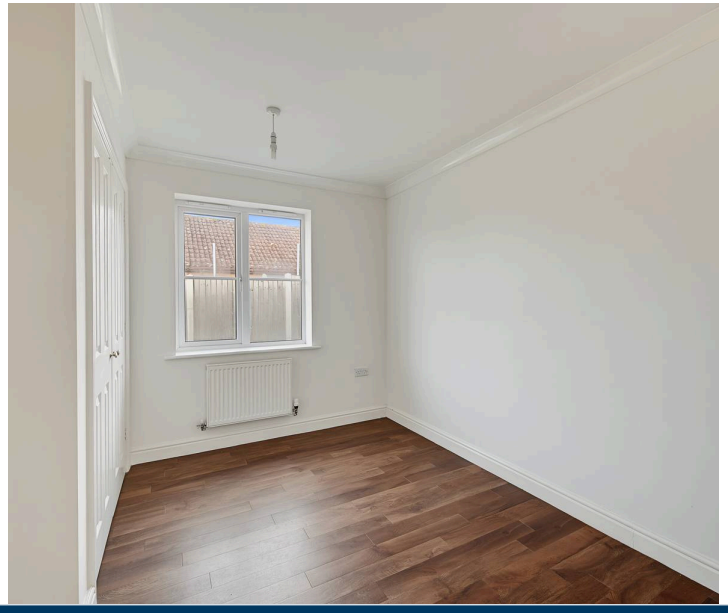


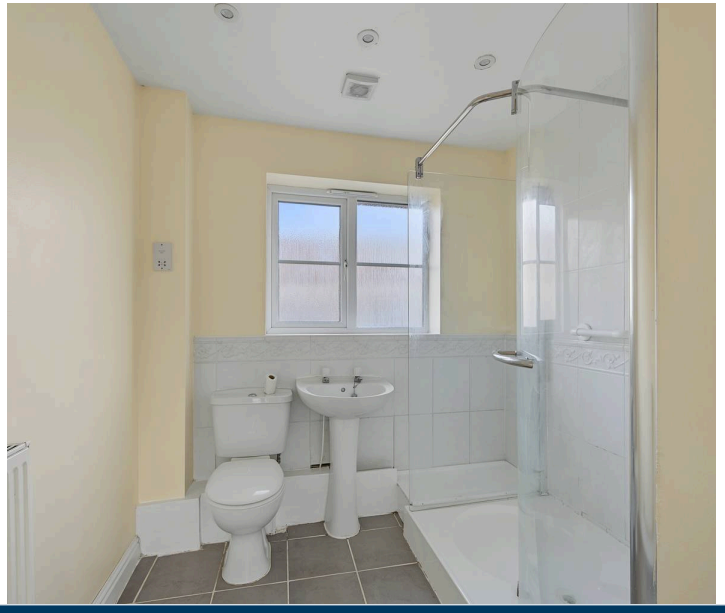




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BEDROOM ONE
12' 5" x 9' 6" (3.79m x 2.90m)
Having window to side elevation, coved ceiling, radiator, wood effect flooring, built-in wardrobe and further built-in wardrobes to one wall with sliding mirror doors.

BEDROOM TWO
10' 10" x 9' 9" (3.30m x 2.97m)
Having window to rear elevation, coved ceiling, radiator, wood effect flooring and built-in wardrobe.

SHOWER ROOM
7' 5" x 7' 3" (2.27m x 2.22m)
Having window to rear elevation, inset ceiling spotlights, radiator, extractor, shaver point, tiled floor, tiled splashbacks, walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

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EXTERIOR
To the front of the property there is a block paved area which provides off-road parking leading to the:

GARAGE
Having up-and-over door, light, power and gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN
Being enclosed and laid to lawn with a garden shed.

SERVICES
The property has mains gas, electricity, water and drainage. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

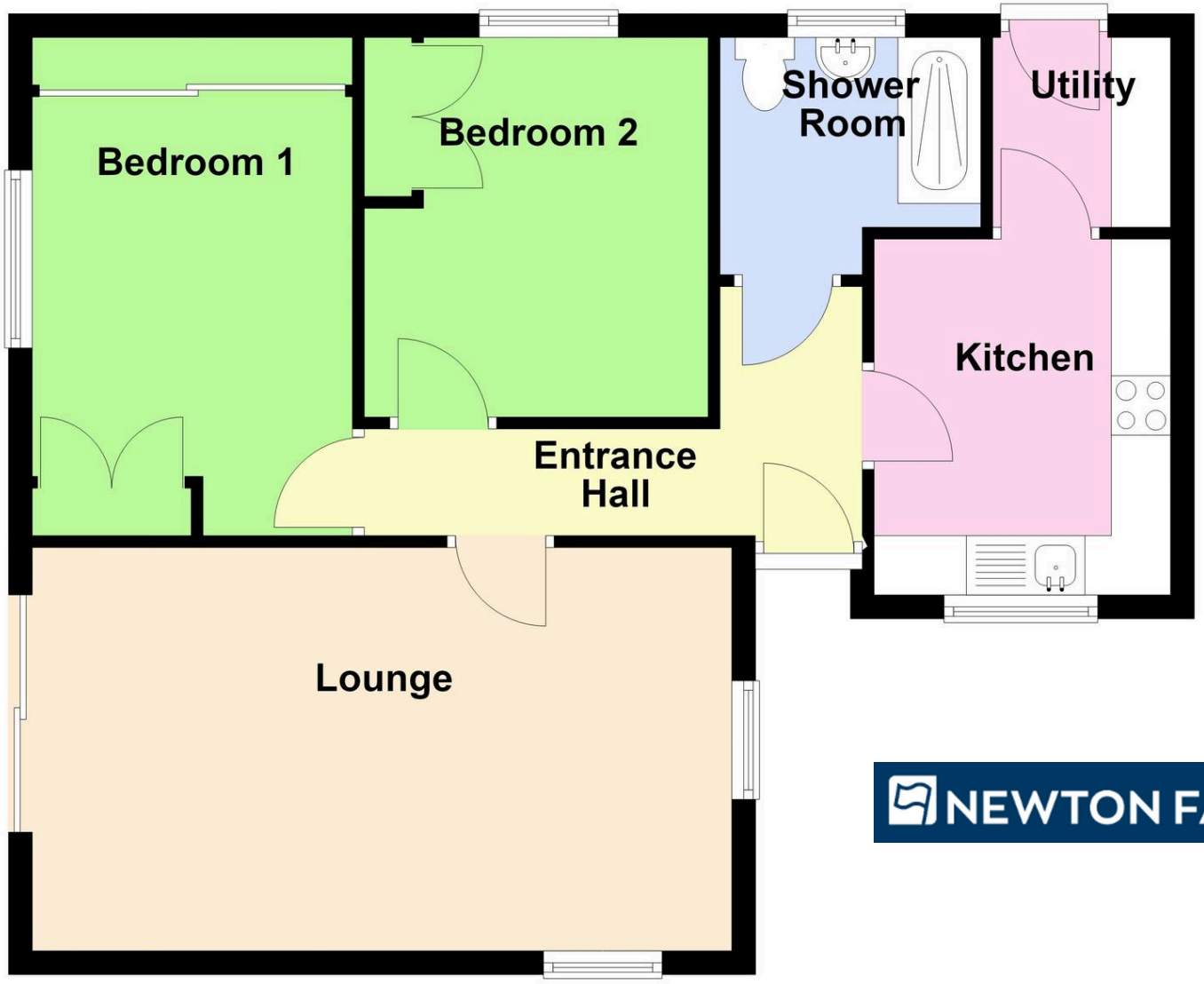
LIFETIME LEGAL
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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Total area: approx. 62.2 sq. metres (669.7 sq. feet)

Newton Fallowell Estate Agents

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