



**£169,950**

77 Lady Jane Franklin Drive, Spilsby, Lincolnshire PE23 5GB

**SHARMAN BURGESS**

**77 Lady Jane Franklin Drive, Spilsby,  
Lincolnshire PE23 5GB  
£169,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, wall mounted central heating thermostat, ceiling recessed lighting, radiator.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising corner pedestal wash hand basin with tiled splashback, push button WC, radiator, ceiling light point, wall mounted electric fuse box, obscure glazed window to front elevation.

A superbly presented three bedroomed property situated in the market town of Spilsby, on the edge of the Lincolnshire Wolds. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, modern kitchen with some integrated appliances, three well proportioned bedrooms, en-suite shower room to bedroom one and a family bathroom. Further benefits include allocated parking to the rear, enclosed rear garden, gas central heating and uPVC double glazing.



**SHARMAN BURGESS**



### LOUNGE

14' 8" (maximum taken into recess) x 11' 5" (maximum) (4.47m x 3.48m)  
Having feature window to front elevation, radiator, coved cornice, ceiling light point, additional ceiling recessed lighting, TV aerial point, under stairs storage cupboard.

### KITCHEN

14' 10" x 9' 2" (4.52m x 2.79m)  
Having a modern fully fitted kitchen comprising counter tops with matching upstands, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with under cupboard lighting, plumbing for automatic washing machine, five ring gas hob with glass splashback and illuminated stainless steel fume extractor above, integrated dishwasher, integrated oven and grill, integrated microwave oven, space for American style fridge freezer, tiled floor, radiator, ceiling recessed lighting, window to rear elevation, sliding patio doors leading to the rear garden, wall mounted gas central heating boiler.

### FIRST FLOOR LANDING

Having radiator, ceiling recessed lighting.

### BEDROOM TWO

8' 1" x 11' 3" (2.46m x 3.43m)  
Having window to front elevation, radiator, ceiling recessed lighting, built-in double wardrobe with hanging rails and shelving within.

### BEDROOM THREE

8' 1" (maximum) x 10' 5" (maximum) (2.46m x 3.17m)  
Having window to rear elevation, radiator, ceiling recessed lighting, built-in single wardrobe with hanging rail and shelving within.



**SHARMAN  
BURGESS** Est 1996

### FAMILY BATHROOM

Being fitted with a modern three piece suite comprising P shaped bath with mixer tap and tiled splashback, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, radiator, ceiling recessed lighting, extractor fan, obscure glazed window to rear elevation, electric shaver point, built-in display niches with LED lighting within.

### ADDITIONAL LANDING/STUDY AREA

6' 6" x 6' 3" (1.98m x 1.91m)

Having window to front elevation, radiator, ceiling recessed lighting, staircase leading to: -

### BEDROOM ONE

15' 4" (maximum) x 14' 10" (maximum including stairwell) (4.67m x 4.52m)

Having window to front elevation, two radiators, ceiling recessed lighting, ceiling light point, built-in double wardrobe with hanging rails and shelving within, fitted airing cupboard housing the hot water cylinder.

### EN-SUITE SHOWER ROOM

Having wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, shower cubicle with wall mounted mains fed shower within and fitted shower screen, tiled floor, radiator, ceiling recessed lighting, extractor fan, electric shaver point, Fakro roof light window to rear elevation.

### EXTERIOR

The property benefits from two allocated parking spaces to the immediate rear of the property.

### REAR GARDEN

Enjoying a pleasant, approximately westerly facing aspect and having been designed with a degree of low maintenance in mind, with block paving providing seating areas and slate borders. A wrought iron gate leads to a rear section of the garden which comprises additional hardstanding and houses a timber shed (included in sale) served by power and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

26022026/30012519/JOY



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

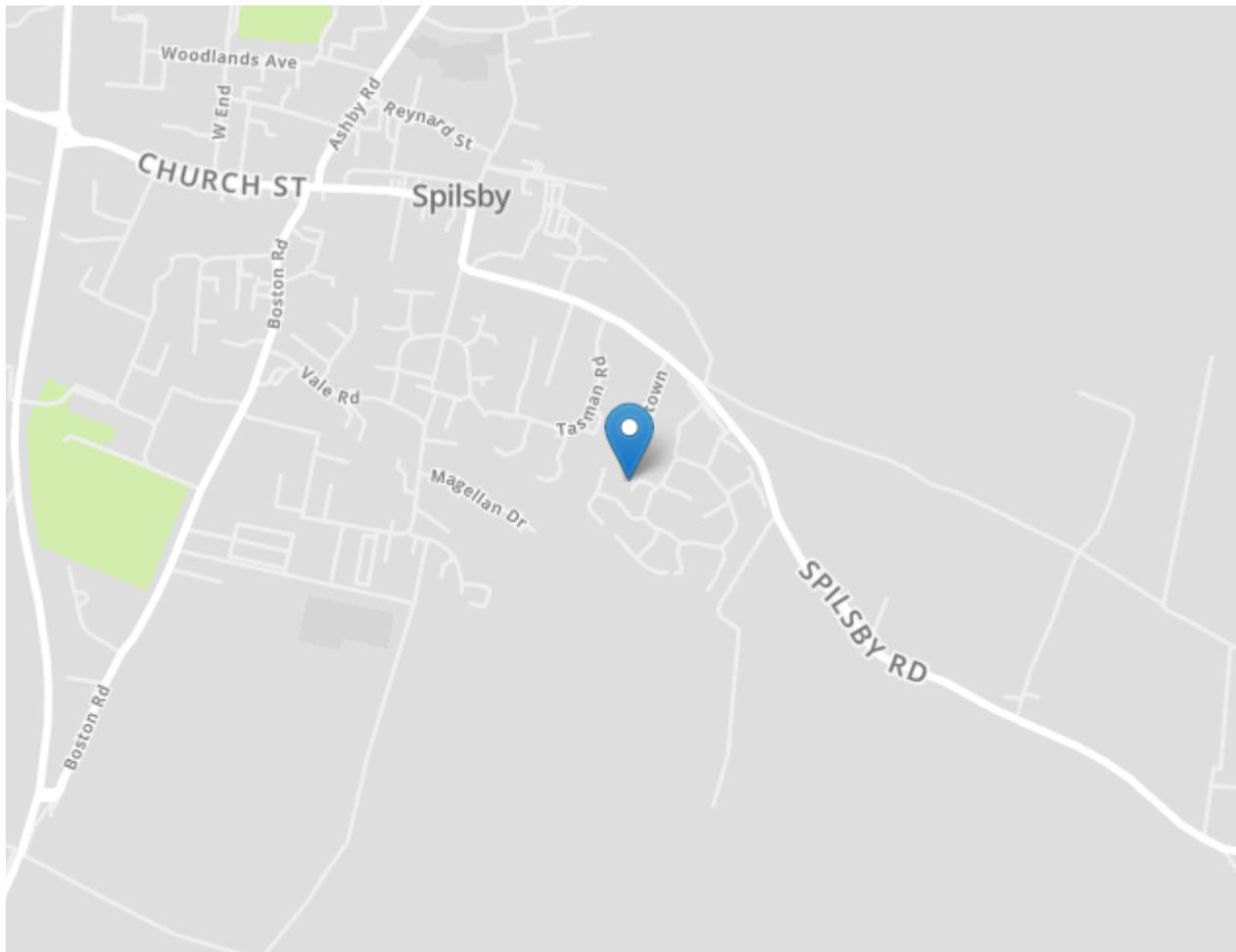
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

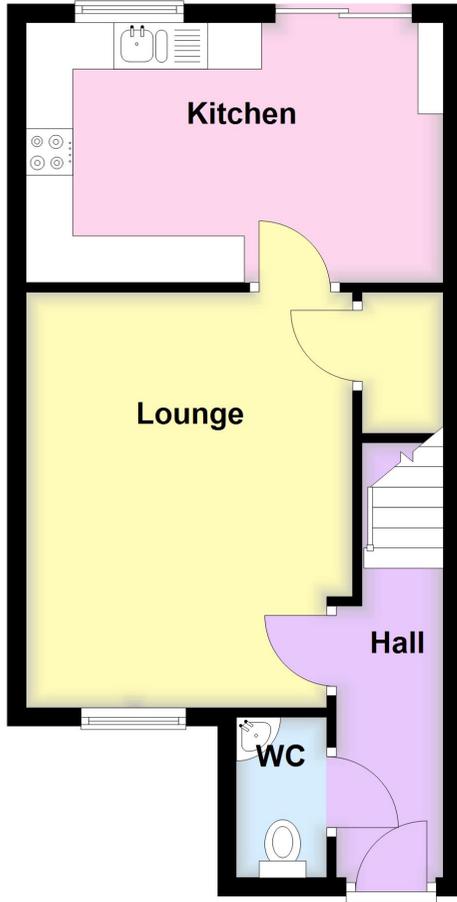
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

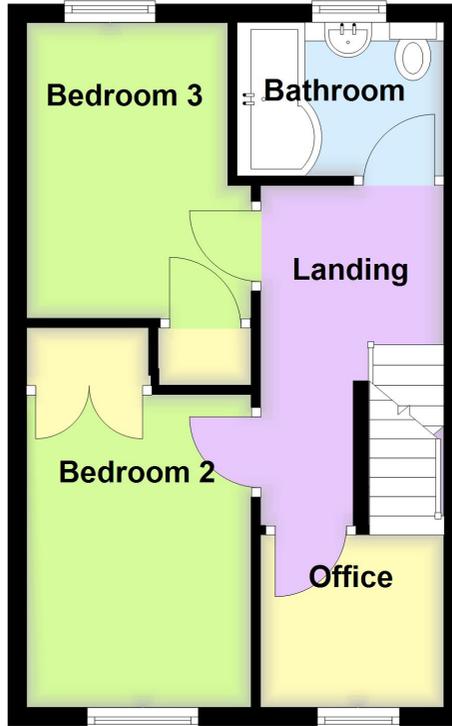
### Ground Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



### Second Floor

Approx. 25.7 sq. metres (277.1 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)



t: 01205 361161  
 e: sales@sharmanburgess.com  
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	