



36 Lady Jane Franklin Drive
Spilsby, Lincolnshire. PE23 5GB

BELL

36 Lady Jane Franklin Drive Spilsby

36 Lady Jane Franklin Drive is a beautiful three-bedroom family home offering over 900 ft² of versatile accommodation to a well-serviced market town. With front (South) facing living room, dining kitchen and cloakroom to the ground floor, the property continues with two double bedrooms, family bathroom and study space on the first floor and a master bedroom with en suite shower room to the second. Complete with driveway parking and a lawned rear garden,

Lady Jane Franklin Drive is a popular development within walking distance for most of the schools, shopping, supermarkets and doctors' surgery Spilsby provides.

ACCOMMODATION

Entrance Hallway having composite double glazed obscure front entrance door with coloured and leaded glass, carpeted staircase with hand rail to first floor, wood style laminate flooring, radiator, ceiling light and power points. Hive wireless thermostat for heating and hot water. Doors to cloakroom and to:

Living Room with uPVC double glazed window to front aspect; carpeted floor, built in under stairs storage space, radiator, TV point, ceiling light and power points. Door to:

Dining Kitchen having uPVC double glazed window and French doors to rear aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop with space and connections for upright fridge-freezer, under counter washing machine and dishwasher, Belling double oven and grill, four ring hob beneath extractor canopy. Tiled floor, radiator, wall mounted gas fired Worcester boiler, light over dining space and spotlights over kitchen and power points.

Cloakroom with uPVC double glazed obscure window to front aspect; low level WC, pedestal wash hand basin, radiator, carpeted floor and ceiling light.





First Floor - Gallery Landing with carpeted floor, radiator, ceiling light and power points. Doors to bedrooms, study / stairwell and to:

Family Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with shower attachment and tiled surround, pedestal wash hand basin and low-level WC. Wood effect flooring, radiator and ceiling spotlights.

Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe space, radiator, ceiling lights, tv point and power points.

Bedroom 2 with uPVC double glazed window to front aspect; double built in wardrobe, carpeted floor, radiator, ceiling light, tv point and power points.

Stairwell / Study with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Carpeted stairs up to:

Master Bedroom with UPVC double glazed window to front aspect; carpeted floor, sliding doors to double built in wardrobes radiator, access to loft space, ceiling lights, tv point and power points. Door to:

En-suite Shower Room with skylight to rear; corner shower cubicle with tiled surround, pedestal wash hand basin, low level WC. Wood effect flooring, radiator and ceiling spotlights.

OUTSIDE

The property is set with slate chipped borders to the front, and driveway parking for two vehicles down the side, currently with a timber shed to one end.

A gate ensures a child and pet friendly secure rear garden, laid to lawn with paved patio seating, wood-edged plant box and corner decking. Large shed with doors to front and rear.

East Lindsey District Council – Tax band: A

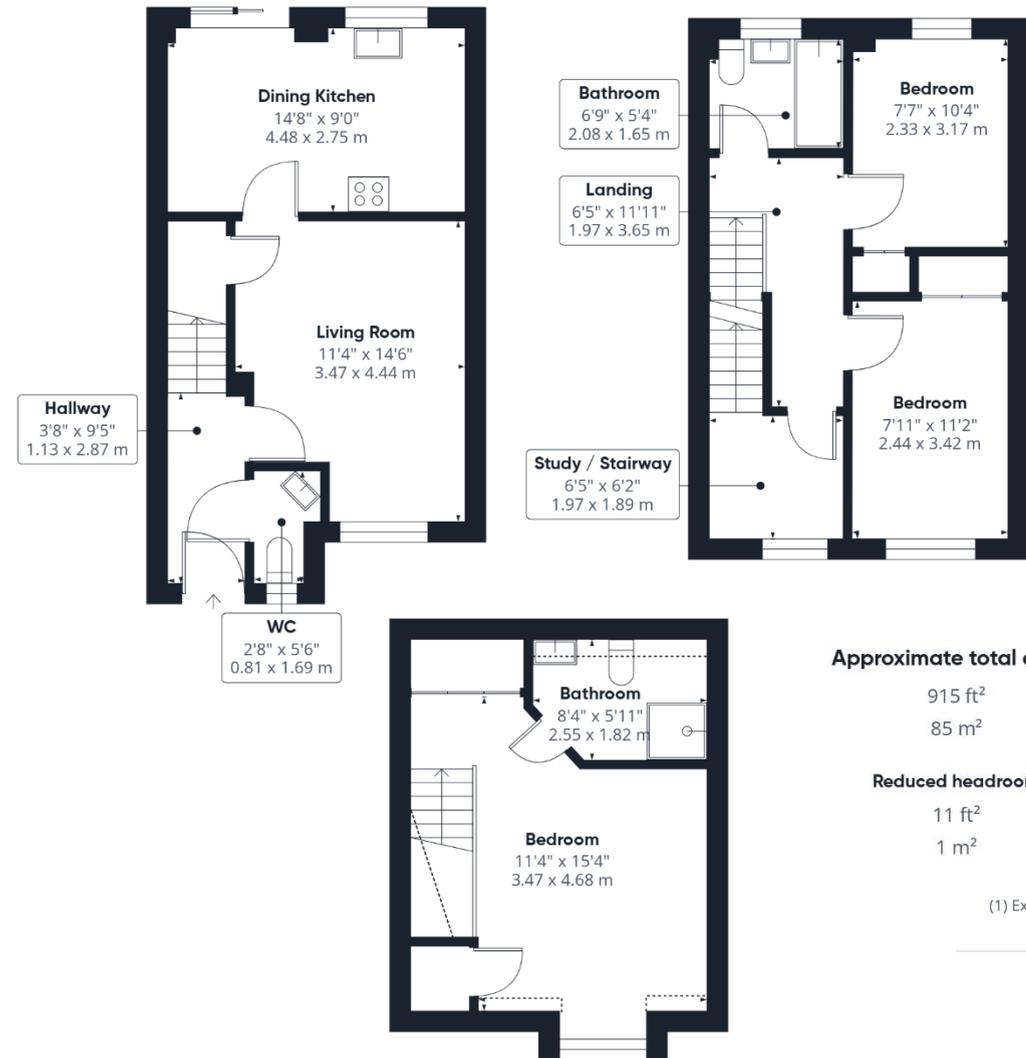
ENERGY PERFORMANCE RATING: C
Gas fired CH with Hive controlled thermostat

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 12.09.2025





Approximate total area⁽¹⁾

915 ft²
85 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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DISCLAIMER

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