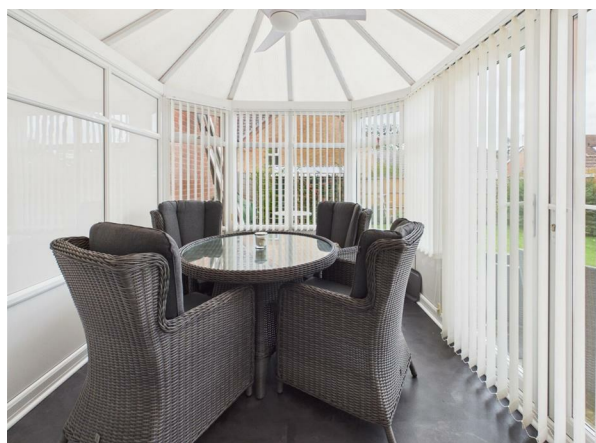




45, Lady Jane Franklin Drive
Spilsby, PE23 5GB

BELL



45 Lady Jane Franklin Drive is a link-detached, three-bedroom family home; laid out with a large dining kitchen, lounge and conservatory to the ground floor. Complete with driveway and garage parking and a child and pet friendly rear garden, the property will suit a range of potential purchasers.

The property is located within walking distance for most of the schools, shops, supermarkets and doctors surgery Spilsby has to offer. This market town has public transport links to the larger towns of Horncastle, Boston and Skegness; plus the city of Lincoln.

ACCOMMODATION

Hallway

With uPVC double glazed obscured windows to front and side, flanking door. Light to ceiling, wood effect flooring, wood door to cloakroom and lounge; carpeted stairs and open to dining kitchen.

Living Room

Having uPVC double glazed window to front, lights to ceiling. Electric fire to polished stone style surround, carpet, radiator, tv point, multiple power points. uPVC double glazed French doors to conservatory.

Conservatory

With uPVC double glazed windows to side and rear, French doors to rear. Ceiling fan and light, radiator.



Dining Kitchen

With uPVC double glazed windows to front and rear, lights to ceiling. Excellent range of modern units to base and wall levels plus full height cupboards. Zanussi oven and grill, four ring hob, sink and drainer to square edge worktop. Wood effect flooring, radiator, multiple power points.

Utility

With uPVC double glazed obscured door to rear, light to ceiling. Storage units to base and wall levels, space and connections for under counter washing machine and dryer. Wood effect flooring, radiator.

Cloakroom

With light to ceiling, low level wc, pedestal sink, wood effect flooring, radiator.

Bedroom 1

With uPVC double glazed window to front, light to ceiling. Radiator, carpet, multiple power points. Wood door to built in storage space.

Bedroom 3

Having uPVC glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

Bathroom

With uPVC double glazed obscured window to rear, light to ceiling. Low level wc, hand wash basin to storage unit, shower cubicle with board surround and monsoon and regular heads over. Radiator.

Bedroom 2

Having uPVC double glazed window to front, light to ceiling. Radiator, carpet, multiple power points. Wood doors to over stairs storage space.





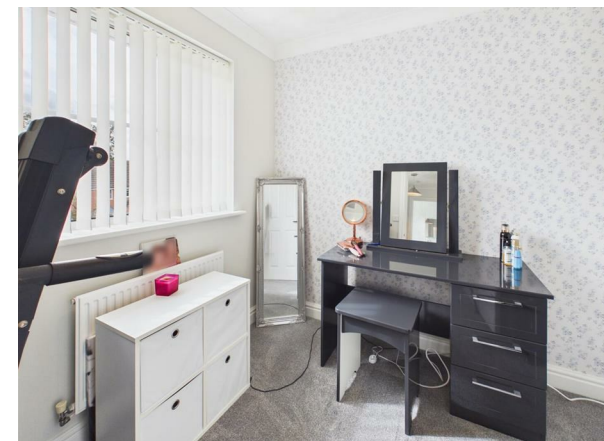
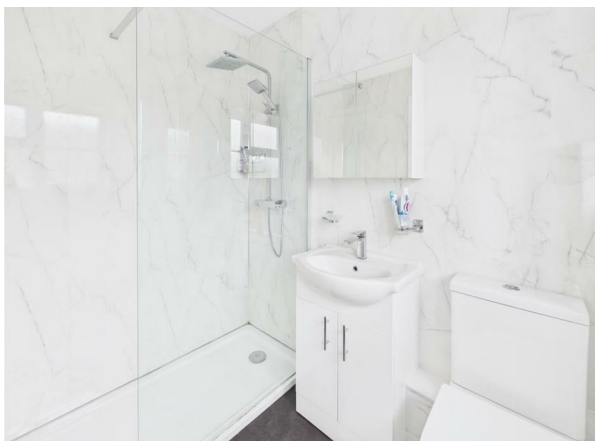
Outside

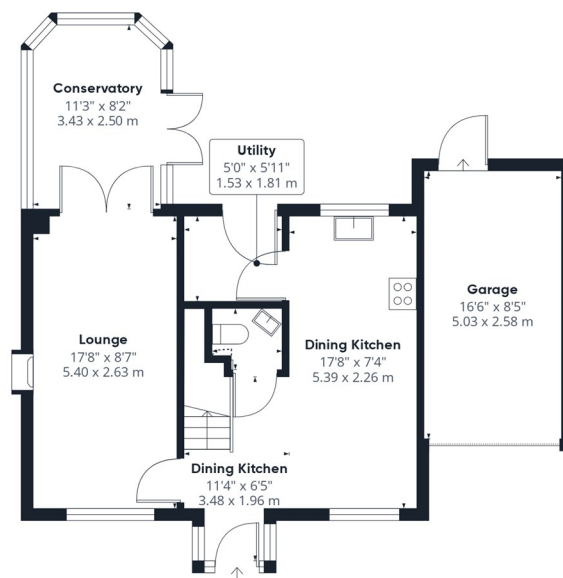
The property is approached up a tarmac driveway to the front, providing off road parking and leading to the garage. The front garden is set to low-maintenance hard standing, with symmetrical gravelled beds; small shrubs and a pair of classic 'streetlight' style feature lights flanking the front door.

The rear garden is a child and pet friendly, secure space; being contained by panel fencing. With lawned space, gravelled and patio seating areas, the garden is complete with mature borders and personnel door access to the rear of the garage.

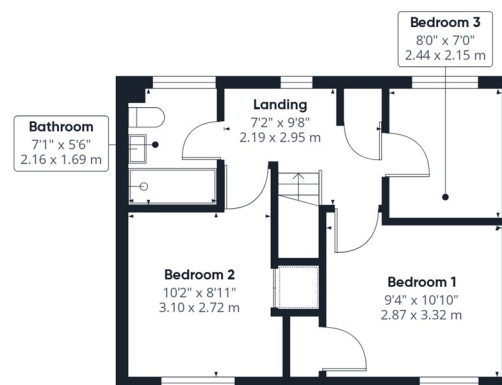
Garage

With up and over door to front, light to ceiling, door to rear. Multiple power points.





Ground Floor



Floor 1



Approximate total areaⁿ¹

1009 ft²
93.7 m²

Reduced headroom

1 ft²
0.1 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.

GIRAFFE360



COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING: C

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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Website: www.robert-bell.org

Brochure prepared: 11th September 2026

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