



Warren Hey, Spital

£275,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in the ever-popular residential area of Spital, this deceptively spacious, link-detached dormer bungalow is a wonderful place to call home. Benefiting from uPVC double glazing and combi-fired gas central heating, the property offers fantastic potential with scope for some personal touches and aesthetic enhancement. The accommodation is thoughtfully arranged and begins with a porch incorporating a useful utility area and internal access to the garage. From here, a central hallway provides ample built-in storage and leads through to a comfortable lounge, where sliding patio doors open into the conservatory, creating a bright and sociable living space. There is a fitted kitchen, a stylish three-piece bathroom, and a versatile ground-floor bedroom which could also be used as an additional sitting room or home office. Upstairs, there are two further bedrooms, both featuring fitted wardrobes and access to loft rooms, along with a second three-piece bathroom, making this an ideal layout for families or guests. Externally, the property sits well back from the road behind a generous driveway that leads to the garage. To the rear, the garden enjoys a lovely southerly aspect, perfect for relaxing or entertaining in the sunshine. Conveniently located within easy reach of local shops, schools and Spital train station, this charming home combines space, comfort and potential in a highly sought-after setting. Council tax band C. Freehold.

Porch

7'9" (2.36m) x 5'4" (1.63m)

Hallway

14'11" (4.55m) x 6'9" (2.06m)

Ground Floor Bathroom

7'0" (2.13m) x 6'1" (1.85m)

Kitchen

11'6" (3.51m) x 6'11" (2.11m)

Lounge

16'7" (5.05m) x 13'11" (4.24m) Max

Conservatory

11'4" (3.45m) x 7'10" (2.39m)

Sitting Room/Bedroom

13'5" (4.09m) x 8'11" (2.72m)

Bedroom One

11'2" (3.4m) x 9'1" (2.77m)

Bedroom Two

10'6" (3.2m) x 8'11" (2.72m)

Bathroom

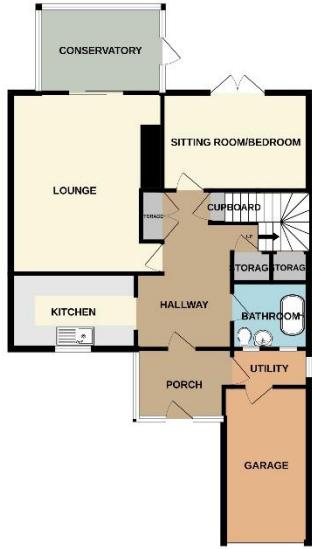
8'6" (2.59m) x 5'1" (1.55m)



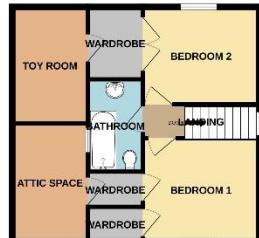
get naked



GROUND FLOOR
911 sq ft (84.6 sq.m.) approx.



1ST FLOOR
486 sq ft (45.2 sq.m.) approx.



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TOTAL FLOOR AREA - 1397 sq ft (129.8 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and other features are approximate only. We have not measured any areas in this document or any areas in this document. This plan is for illustrative purposes only and should be used as such by any potential buyer or tenant as a guide only. No responsibility can be accepted for any inaccuracies contained within this plan or any omissions. Measurements are approximate only and should be used as such by any potential buyer or tenant as a guide only. No responsibility can be accepted for any inaccuracies contained within this plan or any omissions.

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.