



# Poulton Road, Spital

£499,995



**LESLEY HOOKS**  
ESTATE AGENTS





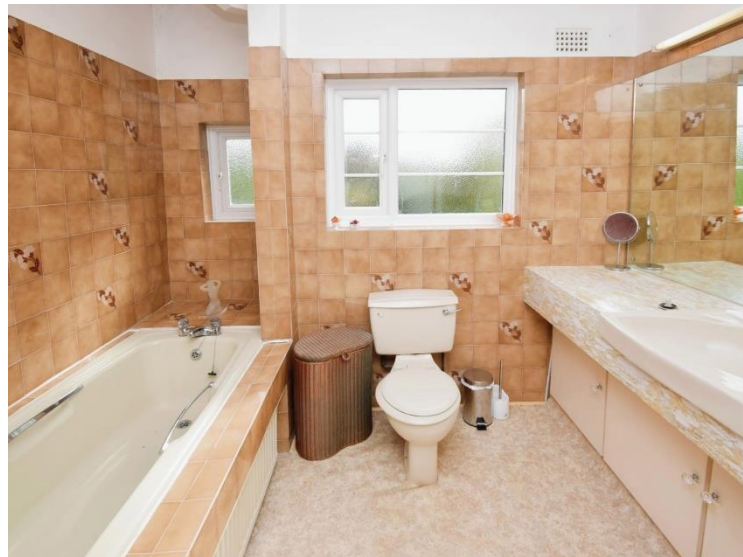
Nestled on one of the most sought-after roads in Spital, this detached home occupies a generous plot, offering a wonderful opportunity for those looking to make it their own. The property has been thoughtfully extended, providing deceptively spacious accommodation that, while perfectly liveable, would benefit from some cosmetic updating to truly shine. Upon entering, you'll find a welcoming hallway that leads to a convenient downstairs WC. The generous lounge features a charming bow bay window, filling the room with natural light, and double doors that open out to the garden, creating a seamless indoor-outdoor flow. Adjacent to the lounge, the dining room also boasts a bow bay window, adding character and a touch of elegance to the space. The spacious kitchen dining room is perfect for family meals and entertaining. Upstairs, there are four double bedrooms, offering ample space for everyone. The master bedroom features a wash hand basin, adding an extra layer of convenience. The property also includes a well-appointed four-piece bathroom. Outside, the front of the property offers a driveway with off-road parking, leading to a garage. The rear garden is a good size, complete with a patio area, ideal for relaxing or hosting outdoor gatherings. The home benefits from a mix of uPVC double glazing and original leaded windows, along with a gas central heating system. Ideally located, it's within walking distance of local shops, schools, and transport links, making it a perfect family home. Plus, with no onward chain, this property is ready for you to move in and start making it your own. Leasehold property subject to an peppercorn rent of £4.15 per annum and there are 911 years left on the lease. Council tax band F. Ultrafast broadband.



**Hallway**  
 13'10" (4.22m) x 5'11" (1.8m)  
**Downstairs WC**  
 5'6" (1.68m) x 5'8" (1.73m)  
**Lounge**  
 17'4" (5.28m) Into Bay x 14'11" (4.55m)  
**Dining Room**  
 13'5" (4.09m) Into Bay x 12'11" (3.94m)  
**Kitchen Dining Room**  
 19'7" (5.97m) x 9'10" (3m)



**Landing**  
 20'0" (6.1m) x 5'10" (1.78m)  
**Bedroom One**  
 17'4" (5.28m) Into Bay x 15'0" (4.57m) Into  
 Wardrobe Recess  
**Bedroom Two**  
 13'1" (3.99m) Into Bay x 13'0" (3.96m)  
**Bedroom Three**  
 10'2" (3.1m) x 10'0" (3.05m)  
**Bedroom Four** 13'8" (4.17m) x 11'9" (3.58m)  
**Bathroom**  
 8'7" (2.62m) x 9'5" (2.87m)  
**Garage**  
 31'8" (9.65m) x 9'3" (2.82m)





GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA - 1934 sq.ft. (179.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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