



Poulton Road, Spital

Offers Over £575,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and spacious detached home, nestled on one of the most sought-after roads in Spital. This attractive property boasts a warm and welcoming atmosphere, offering plenty of potential for you to add your personal touch. With combi-fired gas central heating, it's already a comfortable space, but there's ample opportunity to make it truly your own. The light and airy interior begins with a porch leading to a generous hallway featuring two built-in storage cupboards. The lounge is bright and inviting, complete with a bay window and a cosy fireplace. The sitting room, also with a bay window and fireplace, provides a perfect space to relax, while the dining room includes a handy larder cupboard and flows into the kitchen breakfast room, ideal for family meals and entertaining. Upstairs, you'll find four spacious double bedrooms, along with a well-proportioned bathroom that includes a classic three-piece suite. A drop-down loft ladder reveals two boarded loft rooms, offering additional versatile space. Outside, the front of the property includes a driveway with off-road parking, leading to a garage. At the rear, a beautiful garden awaits, complete with a patio area for outdoor dining and relaxation. Offered for sale with no onward chain, this home is ready for its next chapter—could it be yours? Council tax band F. Freehold.



Porch

4'1" (1.24m) x 3'3" (0.99m)

Hallway

12'2" (3.71m) x 7'10" (2.39m)

Lounge

23'10" (7.26m) Into Bay x 11'11" (3.63m)

Sitting Room

14'7" (4.45m) Into Bay x 11'11" (3.63m)

Dining Room

12'0" (3.66m) x 8'1" (2.46m)

Kitchen Breakfast Room

11'8" (3.56m) x 12'0" (3.66m)

Bedroom One

14'10" (4.52m) Into Bay x 11'11" (3.63m)

Bedroom Two

14'3" (4.34m) Into Bay x 11'11" (3.63m)

Bedroom Three

12'2" (3.71m) x 8'9" (2.67m)

Bedroom Four

11'0" (3.35m) x 7'9" (2.36m)

Bathroom

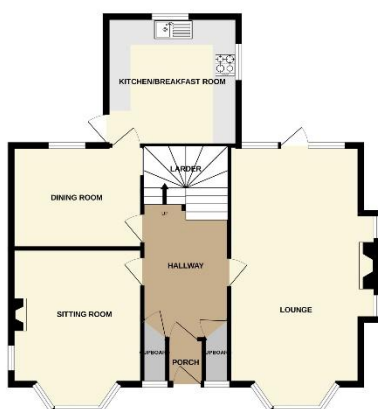
11'9" (3.58m) Max x 7'10" (2.39m)







GROUND FLOOR



1ST FLOOR



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