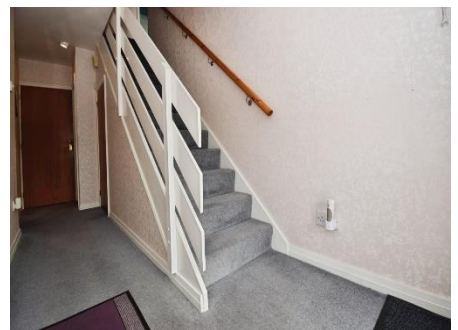




# Granby Crescent, Spital

£350,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled in the highly sought-after residential area of Spital, this extended detached home offers an exciting opportunity for buyers looking to create their ideal living space. With the benefit of uPVC double glazing and a recently installed combi boiler and gas central heating system, the property is ready for modern living while still offering plenty of scope to personalise and add value. The spacious layout begins with a welcoming porch and entrance hallway, leading to a convenient downstairs WC. There is a generously sized lounge and sitting room featuring a fireplace and double doors that open to the front. The heart of the home is the kitchen dining room, which offers ample space for family life and entertaining, complemented by a separate utility room for added practicality. Upstairs, you'll find four well-proportioned double bedrooms, three of which benefit from fitted wardrobes. The main bedroom enjoys the luxury of an en-suite shower room, while the rest of the family are well catered for with a five-piece bathroom suite. Outside, the low-maintenance rear garden is perfect for relaxing or entertaining, while the front offers a driveway with off-road parking for several vehicles and access to a garage. Ideally located within walking distance of respected local primary, secondary, and grammar schools, this home is perfect for families. Offered for sale with no onward chain, it's a fantastic opportunity to secure a spacious home in a prime location. Council tax band D. Freehold.



#### Hallway

18'0" (5.49m) x 5'10" (1.78m)

#### Downstairs WC

5'2" (1.57m) x 2'7" (0.79m)

#### Lounge & Sitting Room

23'4" (7.11m) x 10'7" (3.23m)

#### Kitchen Dining Room

15'11" (4.85m) x 12'3" (3.73m)

#### Utility Room

6'10" (2.08m) x 6'7" (2.01m)

#### Bedroom One

13'10" (4.22m) x 10'1" (3.07m)

#### Bedroom Two

13'1" (3.99m) x 9'11" (3.02m)

#### En-Suite

7'2" (2.18m) x 2'5" (0.74m)

#### Bedroom Three

16'4" (4.98m) Into Wardrobe Recess x 8'8" (2.64m)

#### Bedroom Four

14'6" (4.42m) Into Wardrobe Recess x 8'7" (2.62m)

#### Bathroom

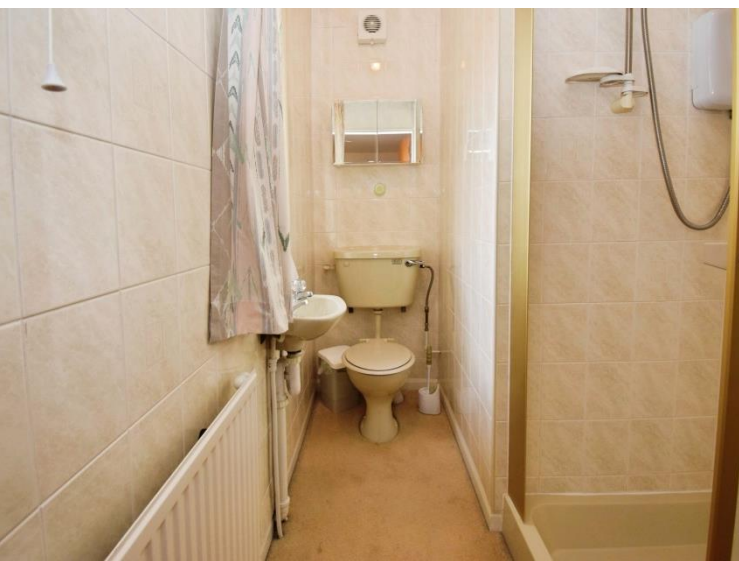
14'3" (4.34m) x 6'6" (1.98m) Max

#### Garage

16'11" (5.16m) x 8'7" (2.62m)



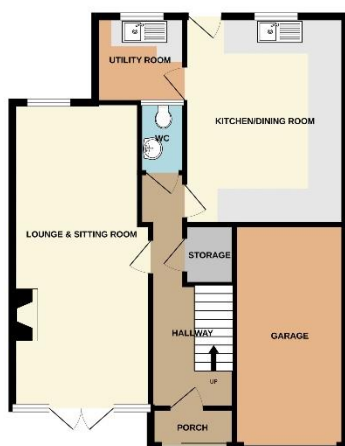








GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, fixtures and fittings 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 layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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 of 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.