



Inley Road, Spital

£260,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Ideally situated in a sought-after residential area, this immaculate semi-detached house offers the perfect blend of comfort and convenience. As you step inside, you'll be greeted by a spacious layout designed to cater to modern living. The charm begins with the uPVC double glazing, ensuring ample natural light fills every corner of the house while keeping it cosy all year round. Stay warm during chilly evenings with the combi fired gas central heating system, providing efficient heating throughout. The ground floor boasts a thoughtfully arranged layout, starting with a welcoming hall leading to a convenient WC. Step into the inviting lounge, perfect for relaxing or entertaining guests. The heart of the home lies in the smart fitted kitchen dining room, equipped with integrated appliances, where culinary delights await. Need some extra space? No problem! A utility room and a versatile gym/home office offer flexibility to suit your lifestyle. Upstairs, three bedrooms await, providing ample space for rest and relaxation. A stylish three-piece bathroom complete with a shower and shower screen over the bath and under floor heating, ensures utmost convenience for the whole family. Outside, the property continues to impress. A driveway offers off-road parking, ensuring convenience for you and your guests. The real gem awaits at the rear—a delightful garden featuring a decked patio, perfect for al fresco dining or simply soaking up the sun. With its southerly aspect, you can enjoy sunny days to the fullest in this tranquil oasis. Conveniently located within walking distance of local primary, secondary, and grammar schools, this home ticks all the boxes for families seeking the perfect blend of comfort, convenience, and style. Don't miss the opportunity to make this wonderful property your own! Council tax band C. Freehold.



Hall

8'8" (2.64m) x 3'6" (1.07m)

WC

5'10" (1.78m) x 5'3" (1.6m)

Lounge

15'1" (4.6m) x 11'8" (3.56m)

Kitchen Dining Room

14'8" (4.47m) x 10'9" (3.28m)

Utility Room

8'11" (2.72m) x 6'3" (1.91m)

Gym/Home Office

8'10" (2.69m) x 6'3" (1.91m)



Bedroom One

13'4" (4.06m) Into Wardrobe Recess x 8'5" (2.57m)

Bedroom Two

10'9" (3.28m) x 8'5" (2.57m)

Bedroom Three

8'5" (2.57m) x 5'11" (1.8m)

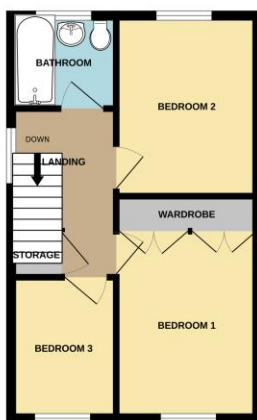
Bathroom 5'6" (1.68m) x 5'11" (1.8m)





GROUND FLOOR
526 sq. ft. (48.9 sq.m.) approx.

1ST FLOOR
352 sq. ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq. ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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