



# Warren Hey, Spital

£250,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





Tucked away in the ever-popular residential area of Spital, this deceptively spacious, 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)

**Utility**

8'6" (2.59m) x 3'6" (1.07m)

**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)

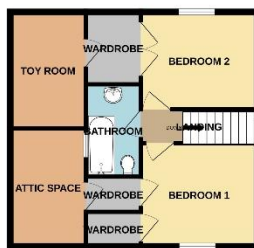
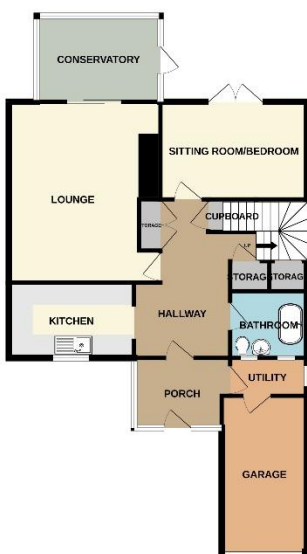






GROUND FLOOR  
911 sq. ft. (84.6 sq.m.) approx.

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



TOTAL FLOOR AREA - 1397 sq. ft. (129.8 sq.m.) approx.  
WHERE THIS APPROX. HAS BEEN MADE BY VISUAL MEASUREMENT OF THE REPERTOIR, CERTAIN AREA MEASUREMENTS OF ROOMS, STAIRS, ATTIC AND UPPER FLOORS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY INACCURACIES OF THIS APPROX. THIS PLAN IS FOR GUIDANCE PURPOSES ONLY AND SHOULD BE USED AS AID FOR ANY PROSPECTIVE PURCHASER. THIS ANALYSIS, SYSTEMS AND APPROPRIATE DRAWINGS HAS BEEN REVIEWED AND IS GUARANTEED TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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