



# Orston Crescent, Spital

Offers Over £325,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this attractive detached home set in the highly sought-after area of Spital—a property that's beautifully presented and ready for you to move straight into. Benefiting from uPVC double glazing and efficient combi-fired gas central heating, the accommodation offers a warm and inviting feel throughout. Step inside to a bright hallway with a convenient downstairs WC. The open-plan lounge and dining room provides a generous and versatile living space, perfect for relaxing or entertaining, while the modern fitted kitchen offers plenty of storage and worktop space. Upstairs, you'll find three well-proportioned bedrooms along with a stylish three-piece bathroom featuring a shower and screen over the bath. To the front of the home, a driveway provides off-road parking and leads to the garage. The rear garden is a real highlight—southerly facing, beautifully maintained, and complete with a patio area and built-in gas-fired fire pit, ideal for enjoying outdoor living all year round. Perfectly positioned, the property is within walking distance of local shops, schools, and Spital train station, making it an ideal choice for commuters and families alike. Council tax band D. Freehold.



### **Hallway**

15'4" (4.67m) x 5'9" (1.75m)

### **Downstairs WC**

5'3" (1.6m) x 3'0" (0.91m) Max

### **Lounge Dining Room**

23'5" (7.14m) x 10'9" (3.28m) Max

### **Kitchen**

15'5" (4.7m) x 8'3" (2.51m)

### **Bedroom One**

12'8" (3.86m) x 10'2" (3.1m)

### **Bedroom Two**

10'5" (3.18m) x 10'2" (3.1m)

### **Bedroom Three**

9'5" (2.87m) x 6'7" (2.01m)

### **Bathroom**

6'5" (1.96m) x 5'6" (1.68m)





GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for the purchase of fixtures, fittings, equipment, apparatus or services. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures, fittings, equipment, apparatus or services have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Contact Us:

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