



Harborne Drive, Spital

£300,000



LESLEY HOOKS
ESTATE AGENTS





There's a particular kind of charm to a home that's been well loved and well lived in — and this detached bungalow, nestled in the ever-popular location of Spital, has that in abundance. Perfectly liveable as it stands, it simply awaits someone with a little vision and a fresh eye to bring out its full potential. Offered for sale with no onward chain, this is a wonderful opportunity to make your mark without the wait. Step through the hall and into a lounge that immediately charms, thanks to a lovely bow bay window that floods the room with natural light and adds a real touch of character. The kitchen sits ready for your personal stamp, while the conservatory beyond offers that ever-versatile extra space — a sunny spot for morning coffee, a reading nook, or simply somewhere to watch the garden change with the seasons. The dining room, cleverly designed to double as a third bedroom, offers flexibility to suit however you choose to live, whether that's entertaining guests around the table or accommodating family and visitors with ease. Two further bedrooms, both benefiting from fitted wardrobes, provide comfortable, practical living, while the fully tiled three-piece shower room completes the internal accommodation with a neat, functional finish. Outside, the property continues to impress. To the front, a driveway offers welcome off-road parking and leads to the garage — practical, everyday convenience many bungalow buyers hold out for. To the rear, a truly lovely mature garden awaits, complete with a greenhouse for the keen gardener, and enjoying a south-westerly aspect that promises glorious sunshine well into the evening. Bungalows in this sought-after pocket of Spital rarely sit still for long, and one offered chain-free, with this much potential, is a rare find indeed. Come and see for yourself what this home could become. Council tax band D. Freehold.



Hall
4'10" (1.47m) x 4'2" (1.27m)
Lounge
16'9" (5.11m) x 13'11" (4.24m)
Inner Hall
13'11" (4.24m) x 7'8" (2.34m) Max



Kitchen
10'3" (3.12m) x 8'2" (2.49m)
Conservatory
9'8" (2.95m) x 8'11" (2.72m)
Bedroom One
14'2" (4.32m) x 10'1" (3.07m)
Bedroom Two
12'3" (3.73m) x 7'2" (2.18m)
Bedroom Three/Dining Room
10'9" (3.28m) x 9'1" (2.77m)
Shower Room
6'1" (1.85m) x 5'5" (1.65m)





GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 sq.m.) approx.
These plans are for information only. They do not constitute an offer of any property. The actual floor area and other details of the property may vary from those shown on these plans. The seller does not warrant the accuracy of these plans. The buyer should verify the accuracy of these plans before entering into any agreement. The seller does not warrant the accuracy of these plans. The buyer should verify the accuracy of these plans before entering into any agreement. The seller does not warrant the accuracy of these plans. The buyer should verify the accuracy of these plans before entering into any agreement.

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