



Dibbins Hey, Spital

£300,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming detached home, ready for you to move straight into while still offering fantastic potential for those looking to add their own personal touch and increase value. With uPVC double glazing and a combi-fired gas central heating system already in place, the essentials are covered—leaving you free to focus on making it your own. Step inside to a welcoming hallway with handy storage, leading to a spacious lounge that opens into a bright conservatory—perfect for relaxing or entertaining. There's also a versatile second reception room that would make an ideal sitting room, home office, or playroom, along with a fitted kitchen, utility room, and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, a bathroom with a shower over the bath, and a separate WC—great for busy mornings! Outside, the front of the property offers a driveway with off-road parking and access to the garage, while the rear garden enjoys a lovely south-westerly aspect, ideal for soaking up the sun. Ideally located within walking distance of local shops, schools, and Spital train station, this home is perfect for families, commuters, or anyone looking to settle in a well-connected spot. Offered for sale with no onward chain, this is a fantastic opportunity to create the home you've always wanted. Council tax band D. Freehold.



Hallway

11'9" (3.58m) Max x 6'3" (1.91m) Max

Lounge

18'10" (5.74m) x 10'6" (3.2m)

Conservatory

11'5" (3.48m) x 10'8" (3.25m)

Sitting Room/Home Office

10'4" (3.15m) x 6'10" (2.08m)

Kitchen

11'11" (3.63m) x 8'0" (2.44m)

Utility Room

8'10" (2.69m) x 6'2" (1.88m)

WC

6'2" (1.88m) x 2'10" (0.86m)

Bedroom One

12'4" (3.76m) x 10'3" (3.12m)

Bedroom Two

10'7" (3.23m) x 9'9" (2.97m)

Bedroom Three

8'8" (2.64m) x 7'6" (2.29m)

Bathroom

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

WC

6'5" (1.96m) x 2'8" (0.81m)







TOTAL FLOOR AREA: 1301 sq.ft. (120.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measured areas, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The 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 is given to their operability or efficiency can be given.
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