



# Barnes Green, Spital

£1,400 PCM



**LESLEY HOOKS**  
ESTATE AGENTS







Tucked away in the highly desirable residential area of Spital, this beautifully presented detached house offers far more than first meets the eye. With uPVC double glazing and gas central heating throughout, this modern family home is ready for immediate occupation. Step inside and you'll find a welcoming hallway, convenient downstairs WC, and a generous lounge that flows into a bright dining room—perfect for entertaining. A charming conservatory overlooks the rear garden, while the stylish fitted kitchen diner comes complete with integrated appliances including a fridge freezer, dishwasher, oven, and four-ring gas hob. A separate utility room adds further practicality to everyday living. Upstairs boasts four well-proportioned bedrooms and a contemporary three-piece bathroom featuring a shower and screen over the bath. Outside, the property benefits from a driveway providing off-road parking and access to the garage. To the rear, enjoy a private garden with a patio area—ideal for relaxing or entertaining in the warmer months. Perfectly positioned, this lovely home is just a short walk from well-regarded primary, secondary, and grammar schools, making it ideal for families. Don't miss out—contact us today to arrange a viewing! Council tax band E.



#### **Hallway**

9'4" (2.84m) x 3'6" (1.07m) Max

#### **Downstairs WC**

5'1" (1.55m) x 3'3" (0.99m)

#### **Lounge**

16'11" (5.16m) x 12'4" (3.76m)

#### **Dining Room**

11'6" (3.51m) x 8'2" (2.49m)

#### **Conservatory**

18'11" (5.77m) x 7'0" (2.13m)

#### **Kitchen Dining Room**

16'10" (5.13m) x 8'2" (2.49m)

#### **Utility Room**

8'3" (2.51m) x 4'8" (1.42m)

#### **Bedroom One**

17'0" (5.18m) x 11'2" (3.4m) Into Wardrobe Recess

#### **Bedroom Two**

11'8" (3.56m) Into Wardrobe Recess x 9'5" (2.87m)

#### **Bedroom Three**

12'0" (3.66m) x 8'7" (2.62m)

#### **Bedroom Four**

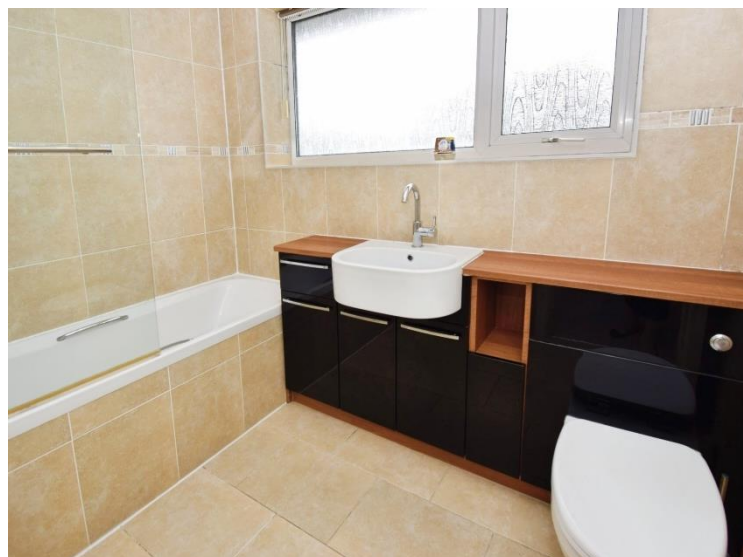
8'8" (2.64m) x 8'6" (2.59m)

#### **Bathroom**

8'1" (2.46m) x 5'5" (1.65m)











GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should not be used as a basis for any purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. Contact the agent.

## Contact Us:

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