



Granby Crescent, Spital

£350,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Now, if you've been searching for a family home that ticks every single box on your list — and then throws in a few extras you didn't even know you wanted — pull up a chair, because this one's worth reading properly. Tucked away on a generous corner plot in ever-popular Spital, this deceptively spacious detached home is the kind of property that quietly outperforms its curb appeal. You're welcomed in via a practical porch (perfect for wrestling off muddy school shoes) into a hallway that sets the tone for the rest of the house. To your left, the lounge dining room awaits — a genuinely sociable space that's every bit as suited to Sunday roasts with the extended family as it is to collapsing in front of the telly after a long week. It's a room that works hard, and does it well. Through to the fitted kitchen breakfast room next, where morning coffees and school-run cereal bowls will become the daily ritual. There's a separate utility room too — because let's be honest, nobody wants the washing machine spinning away next to the hob — plus a handy downstairs WC and, rather charmingly, a walk-in pantry. A walk-in pantry! Try finding one of those in a new-build. Upstairs, four good-sized bedrooms await, every single one benefitting from fitted sliding wardrobes (goodbye, flat-pack furniture assembly), along with a well-proportioned three-piece family bathroom. Outside, there's a driveway to the front offering off-road parking and leading to the garage space — no more circling the block at 6pm hoping for a space — while gardens wrap around the rear and side, giving the children (or the dog, or you, glass of wine in hand) plenty of room to roam. And the location? Genuinely hard to beat. You're within walking distance of local primary, secondary and grammar schools, so the school run practically sorts itself. Add in easy access to local shops, transport links, and Spital train station, and you've got a home that makes everyday life that little bit easier. Council tax band D. Freehold.



Porch

6'11" (2.11m) x 2'0" (0.61m)

Hallway

15'2" (4.62m) x 5'10" (1.78m)

Lounge Dining Room

23'4" (7.11m) x 10'8" (3.25m) Max

Kitchen Breakfast Room

15'3" (4.65m) x 8'4" (2.54m)

Utility Room

8'9" (2.67m) x 6'4" (1.93m)

Downstairs WC

4'11" (1.5m) x 4'6" (1.37m)

Pantry

3'11" (1.19m) x 3'1" (0.94m)

Bedroom One

16'11" (5.16m) Max x 9'10" (3m)

Bedroom Two

13'3" (4.04m) x 10'1" (3.07m)

Bedroom Three

12'7" (3.84m) To Wardrobe x 8'9" (2.67m)

Bedroom Four

8'8" (2.64m) x 6'4" (1.93m) To Wardrobe

Bathroom

6'9" (2.06m) x 6'8" (2.03m)

Garage Space

9'6" (2.9m) x 6'0" (1.83m)







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, spaces and appurtenances shown have not been tested and no guarantee as to their suitability or efficiency can be given. Home-View Message 6/2/20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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