



# Hockenhull Close, Spital

£425,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







This beautifully proportioned detached home is perfect for modern family living, combining space, style and comfort throughout. As you step inside, you're welcomed by a bright and spacious hallway, where a contemporary oak and glass staircase sets the tone for the home's elegant design. A handy downstairs WC adds convenience, while the lounge flows into a sitting room, creating a versatile space for relaxing or entertaining. The heart of the home is the superb open-plan kitchen and family room, complete with sleek quartz worktops, underfloor heating and bi-fold doors that open out to the garden, bringing the outdoors in. Just off the kitchen, a practical utility room with under floor heating offers direct access to the garage.

Upstairs, there are four generous bedrooms, offering plenty of space for everyone. The master suite is a real retreat, featuring a luxurious en-suite shower room with his and her wash basins, as well as a walk-in wardrobe for excellent storage. A stylish family bathroom, with a shower over the bath, serves the remaining bedrooms. Outside, the driveway provides off-road parking and leads to the garage, while the rear garden and patio offer a private and welcoming space for outdoor dining and family time. Perfectly situated in a popular residential area, the property is within easy walking distance of local primary, secondary and grammar schools, with Spital train station just five minutes away – making daily life both convenient and connected. Don't miss the opportunity to make this your forever home! Council tax band D. Freehold.



#### **Hallway**

26'3" (8m) x 5'10" (1.78m)

#### **WC**

3'11" (1.19m) x 2'8" (0.81m)

#### **Lounge**

17'7" (5.36m) x 10'10" (3.3m)

#### **Sitting Room**

12'1" (3.68m) x 10'2" (3.1m)

#### **Open Plan Kitchen Family Room**

24'0" (7.32m) x 11'10" (3.61m)

#### **Utility Room**

10'2" (3.1m) x 5'7" (1.7m)

#### **Garage**

13'9" (4.19m) x 8'6" (2.59m)



#### **Master Bedroom**

11'9" (3.58m) x 11'1" (3.38m)

#### **En-Suite**

8'0" (2.44m) x 5'8" (1.73m)

#### **Walk in Wardrobe**

5'10" (1.78m) x 6'3" (1.91m)

#### **Bedroom Two**

12'8" (3.86m) x 10'7" (3.23m)

#### **Bedroom Three**

10'5" (3.18m) x 10'6" (3.2m)

#### **Bedroom Four**

9'4" (2.84m) x 6'11" (2.11m)

#### **Bathroom**

5'4" (1.63m) x 6'6" (1.98m)









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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