



Offers Over £74,950  
39 Haughgate Street  
Leven, KY8 4SF



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# Haughgate Street

Leven, KY8 4SF

This SUPERB EXTENDED GROUND FLOOR FLAT enjoys a central location within walking distance of local schools, parks, the town centre and other local amenities. The property has recently under went extensive internal renovations. Accommodation comprises; Vestibule, Hall, Lounge with open plan fully fitted dining kitchen, completely remodelled Bathroom with shower/bath combination and two bedrooms. Gardens with drive and out houses. A family home in MOVE IN CONDITION.







### Vestibule

Access to the property is through an attractive panelled and pattern glazed UPVC external door. The Vestibule has tiled flooring. A further wood and glazed door leads to the hall.

### Hall

The hall has replacement internal doors leading to the lounge/kitchen, bedroom one and the remodelled bathroom. A large walk in cupboard houses the gas combination boiler and offers additional storage. Light oak finished laminate flooring. Fresh neutral decor.



### Open Plan Lounge

The Lounge forms the main part of the extension, positioned to the rear of the property with a large picture frame window and a UPVC external door exiting to the rear garden area. Fresh neutral decor throughout, all power points and switches finished in brushed chrome. The quality light oak finished laminate flooring continues through the lounge and into the dining kitchen.

### Open Plan Dining Kitchen

The kitchen dining room is open plan to the lounge. The room enjoys a good supply of modern light elmwood finished floor and wall storage units, drawer units, Marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps, integrated oven, four burner gas hob and pull out extractor. Integrated and concealed fridge and freezer. Ample space for a good sized dining room table. All power points and switches finished in brushed chrome. A further door leads to bedroom Two.

### Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking the front garden and Haughgate Street. A full range of fully fitted wardrobes (hanging rails, shelves and drawers) extend along the full length of one wall. Light oak finished laminate flooring. Fresh neutral decor.

### Bedroom Two

The second bedroom is again positioned to the front of the property with window formation over looking the front garden and Haughgate Street.



### Remodelled Bathroom

The bathroom has been completely remodelled with wet wall through out. Facilities comprises low flush WC, wash hand basin set into a tasteful vanity units and bespoke bath/shower combination that includes thermostatically controlled shower and bi folding shower screen. Individually lit vanity mirror. Opaque glazed window.

### Gardens

The large garden to the front of the property is enclosed within picket fencing and is mainly laid to lawn, flower beds and shrubberies plus an enclosed stone chipped drive allowing off street parking. The garden ground to the rear of the property includes a shed enclosure. The larger work shop (with electric) and small summerhouse are include. The two smaller sheds will be removed.

### Heating and Glazing

Efficient gas combi central heating, Quality double glazing.



### Contact Details

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### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.





## MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.








Approx Gross Internal Area  
65 sq m / 695 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92+)                                       | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> |   |           |
| (69-80)                                     | <b>C</b> | 74  | 77        |
| (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 |          |   |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC  |           |

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