



Offers Over £95,000
79 Springbank Road



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Springbank Road

Kennoway, Leven, KY8 5JQ

This corner terraced bungalow is located within a quiet cul-de-sac on the northern edge of Kennoway. The property comprises: entrance porch, main hall, well appointed lounge, extremely spacious modern breakfasting kitchen, superbly finished extended shower room and two double bedrooms, both with fitted wardrobes. Both bedrooms offer splendid views to the north and west over open fields and countryside. Gardens to front side and rear. Double glazed with gas central heating. Simply fantastic value for money. Viewing highly recommended





Entrance Porch

The sun porch attracts an abundance of sunlight. Located to the front of the property and accessed via a double glazed UPVC External door. Large window looks to the front. A further panelled and glazed external door leads to the hall. Wall lighting.

Hall

The main hall offers access to lounge, shower room and both bedrooms. Walk-in cupboard offers storage, and also housing the fuse box and electric meters, A Ceiling hatch leads to insulated attic space, ideal for storage. Laminate flooring.

Lounge

4.41m x 3.77m (14' 6" x 12' 4")
A bright spacious public room located to the front of the property. Large picture frame window with overhead hoppers overlooks the quiet cul-de-sac. American oak finished laminate flooring. Feature wall decoration.



Breakfasting Kitchen

5.53m x 2.72m (18' 2" x 8' 11")

Superb size kitchen, modernised and offering more than adequate supply of light beech finish floor and wall storage units, wine rack and drawer units. Display cabinets and shelving. Marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps, concealed lighting. Integrated electric oven, concealment for microwave, four burner hob and modern chrome and glazed finish chimney style extractor with light and fan. Ample space for a good size breakfasting table. Plumbing for automatic washing machine. Dual aspect windows, one looks to the rear and offering beautiful views to the north and west, and the other to the side. External UPVC door exits to the rear gardens. American oak finished laminate flooring.

Shower Room

The shower room has been superbly modernised and extended (Now encompassing a previous inner hall) Extensively wet walled, three piece suite comprises low flush WC, wash hand basin set into a tasteful Vanity and triple shower compartment with thermostatically controlled shower. Modern mirrored and panelled ceiling. Cupboard allows for storage. Large Vanity Mirror. Opaque glazed eye level



Bedroom One

3.31m x 3.25m (10' 10" x 10' 8")

Spacious double bedroom located towards the rear of the property. Window formation offers fabulous views over the rear gardens and open fields beyond. Built-in wardrobes plus an additional range of wardrobes (with overhead cupboards and display shelving) extend along the major part of one wall.

Bedroom Two

4.57m x 2.61m (15' x 8' 7")

A further excellent size double bedroom, again located towards the rear. Window formation overlooking the rear gardens and fields beyond. The room enjoys built-in wardrobes with double doors, hanging rail and shelving. An extremely spacious walk-in cupboard offers additional storage.

Garden

Small area of garden to the front of the property plus larger enclosed gardens to the side and rear.

Heating and Glazing

Gas Central Heating, 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.



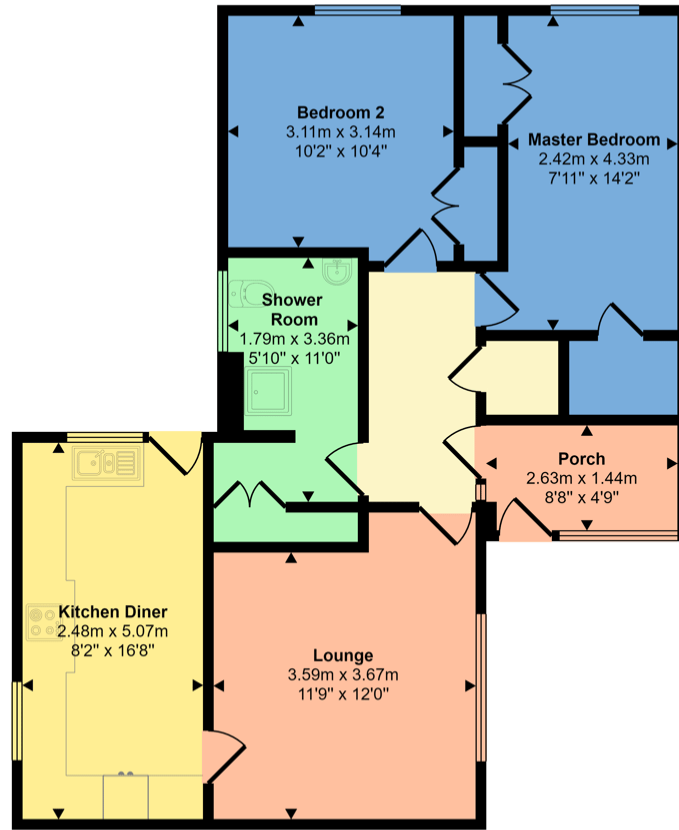
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FREE VALUATION

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Approx Gross Internal Area
72 sq m / 774 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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