



Offers Over £280,000  
12 Spruce Grove  
Leven, KY8 4FP



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# Spruce Grove

Leven, KY8 4FP

\*\*\*NEW PRICE-REDUCED\*\*\*NOW £10,000 BELOW HOME REPORT VALUE\*\*\*A fabulously presented DETACHED FAMILY HOME, positioned within a sought after development on the western edge of the town. Accommodation at ground floor level comprises: Hall, tastefully appointed lounge, superb remodelled kitchen dining room with fully integrated appliances, utility room and handy downstairs cloakroom WC. The upper floor accommodates the master bedroom with ensuite shower room, three further double bedrooms and redesigned Family Bathroom. Integrated Garage. Fabulous designed and landscaped child friendly gardens. A quality family home in outstanding order throughout. A family home that must be viewed to be appreciated.







## Hall

Access to the property is through an attractive panelled and glazed external door. The hall offers access to the lounge. The staircase rises to the upper level.

## Lounge

A fabulously appointed public room positioned to the front of the property with double window formation over looking the open plan garden, the mono block drive and onto the children's play park.

Beautiful feature wall decoration. Large walk in cupboard. Quality grey oak finished laminate flooring.

## Kitchen Dining Room

Again spacious and superbly presented, offering a good supply of high end, matt finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with matching peninsula breakfast bar and inset sink, drainer and mixer taps. Quality tile splash backs. Integrated electric fan assisted oven, four burner gas hob with stainless steel splash back and modern chrome finished chimney style extractor. Integrated and concealed Fridge freezer and dish washer. The dining area has space for a good sized dining table. Floor to ceiling window and sliding glazed door exits to the patio and child friendly



garden. The kitchen area has a further window looking to the rear. Modern panelled and mirrored ceiling with spotlights. Further door leads to the Utility Room. Quality "Livit" flooring

## Utility Room

The Utility room is accessed from the kitchen, Built in base storage units with contrasting wipe clean work surfaces. Inset sink, drainer and mixer taps. Ceramic tile, brick effect splash backs. Plumbing for washing machine, space for tumble dryer. Internal door leads to the downstairs cloakroom WC. External door exits to the beautifully landscaped garden.

## Cloakroom WC

Handy for the growing family. Facilities comprises low flush WC and wash hand basin. Feature split faced tiled wall with vanity shelf.

## Upper Floor

### Stairs and Landing

The staircase rises to the upper level. The landing has internal doors leading to all four bedrooms and the family bathroom. Cupboard allows for storage. Ceiling hatch accesses the attic space. Fresh neutral decoration.

### Master Bedroom



bedroom positioned to the front of the property with window formation offering an open outlook over the children's play park. Built in wardrobes with mirror sliding doors. Tasteful feature wall decoration. Further door leads to the Ensuite.

#### Ensuite Shower Room

The extensively tiled shower room has facilities comprising low flush WC, wall mounted wash hand basin and enclosed extra large shower compartment with "Mira Sport" electric shower. Opaque glazed window.

#### Bedroom Two

A second generous sized double bedroom this time positioned to the rear of the property with window formation over looking the enclosed well designed rear garden. Built in wardrobes with mirror sliding doors. Wood effect flooring. Fresh neutral decoration.

#### Bedroom Three

The third double bedroom is again positioned to the front of the property with window formation overlooking the childs play park. Built in wardrobe with mirror sliding doors. Professional neutral decor.



#### Bedroom Four

The fourth bedroom is positioned to the rear of the property with window formation over looking the well planned, child friendly rear garden. Built in wardrobes with mirror sliding doors.

#### Family Bathroom

Tastefully finished and wet walled throughout, three piece suite comprises low flush WC with concealed cistern, wall mounted wash hand basin and full sized panel bath with German style thermostatically controlled shower that includes hand held and rainfall shower heads. Vanity shelving. Wall mounted ladder style heated towel rail. Opaque glazed window.

#### Integrated Garage

The integrated garage is large enough for a good sized family car. An up and over door allows vehicle access from the drive. Light and Power.

#### Garden

The garden ground to the front of the property is of open plan design and includes a drive leading to the garage. The enclosed rear garden was thoughtfully planned and beautifully landscaped. Laid to extensive patio , Astro turf maintenance free Lawn and drying area.





flag stone paths.

### 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.

### 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

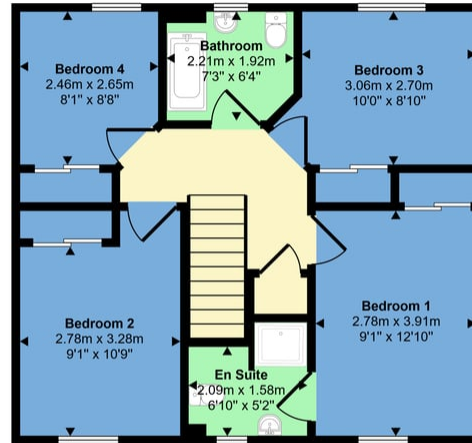
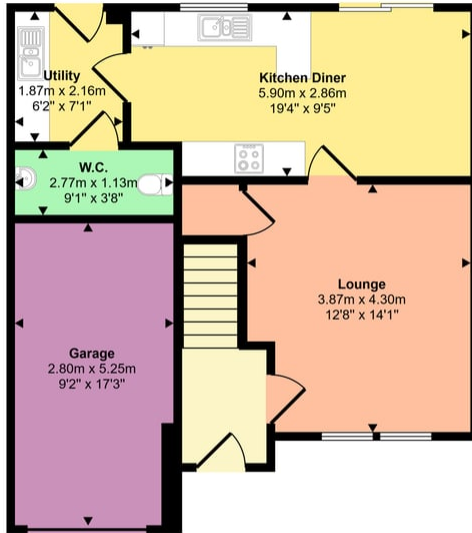
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.







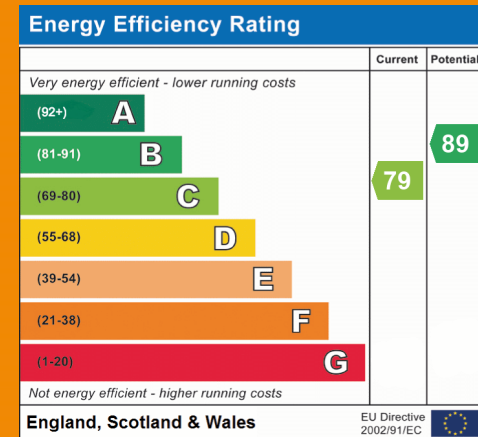
Approx Gross Internal Area  
122 sq m / 1318 sq ft



First Floor  
Approx 59 sq m / 638 sq ft

Ground Floor  
Approx 63 sq m / 679 sq ft

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.



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