



innes johnston  
SOLICITORS

Tel: 01592 757114  
Email: [property@innesjohnston.co.uk](mailto:property@innesjohnston.co.uk)  
[www.innesjohnston.co.uk](http://www.innesjohnston.co.uk)



## Manderley Station Road

, Springfield, KY15 5RU

Fixed Asking Price £199,995



\* Home Report value of £235,000\*

This beautiful Detached Bungalow, situated in the popular village of Springfield could be the one for you! Comprises of lounge, modern fitted kitchen, 2 bedrooms and shower room. Mono bloc garden to front with garage and car port. The rear gardens with various sections, offers a great outdoor space for those who like to enjoy the good weather, when it comes!

Viewing by appointment only.





Entrance Hallway

Entry to the property is via a stylish composite door into the hallway which provides access to all rooms, bar the kitchen. Shallow base cupboard housing the electrics, further storage cupboard and loft access hatch. Solid wood flooring.

Lounge 16'11" x 10'0" (5.17m x 3.05m )

Lovely lounge space with window to the front overlooking the garden. Feature fire surround and electric fire included in the sale. Attractive laminate flooring and doorway to kitchen.

Kitchen 9'10" x 12'2" (3.01m x 3.72m )

Beautiful modern "Wicks" kitchen providing an array of base and wall unit with trendy lighting to the base units. Features ceramic hob, double oven, extractor, integrated fridge, freezer and the seller is even including the freestanding washing machine and tumble drier in the sale. So, you are all covered as far as appliances go! Window to the rear and door onto the side of the property which leads to the rear garden. Laminate flooring and radiator.

Bedroom One 9'11" x 13'5" (3.04m x 4.11m)

Really pleasant front facing bedroom with full length mirror wardrobes offering plenty of storage and hanging space.

Bedroom Two 10'2" x 9'10" (3.1m x 3.02m )

My favourite room! Situated to the rear of the property with window overlooking the gardens with mirror wardrobes offering hanging and storage space.

Shower Room

Situated to the rear of the property with corner shower cubicle, wash hand basin fitted into vanity unit and wc. Wet walls and tiling to floor.

Gardens

The front garden offers an abundance of parking facilities with mono bloc, carport and garage. Provides access to the beautiful rear garden. Look for yourself at the photographs of the rear garden, even pre summer bloom, this garden deserves a mention with its various areas of lawn, chipped patio areas etc. Summer house is included in the sale which benefits from power and light and brick built outbuilding, great for extra outside storage.

Garage

Single garage with electric door, power and light.

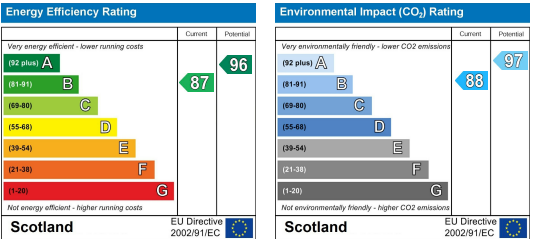
Heating & Hot Water

Please note that PV panels are fitted to the front pitch of roof. These panels are fully owned by the current seller. A photovoltaic panel array has been installed to the south facing roof pitch along with an inverter and battery located in the attic void which provides electricity to the property. It is understood that the system is linked back to the grid. Heating and hot water are provided via external air source heat pump unit and the large pressurised hot water tank located in a cupboard off the hallway.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.