



Offers Over £220,000
2 Dewar Drive
Leven, KY8 4DJ


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Dewar Drive

Leven, KY8 4DJ

A delightful , well maintained DETACHED BUNGALOW, boasting a central location within walking distance of most amenities, accommodation comprises; Vestibule, Hall, Well appointed lounge, modern kitchen with integrated appliances, three excellent sized double bedrooms and remodelled shower room. GARAGE and carefully planned, easily maintained gardens with drive. A well maintained property offering a great blank canvas with regard to decoration and floor coverings. Viewing strictly by appointment.





Vestibule

Principle access to the property is through an attractive panelled UPVC external door with port hole stain glass insert. The Vestibule has a small cupboard housing the electric meter and fuse box. A further glazed and timber door leads to the hall.

Hall

The Hall has internal doors leading to the lounge, kitchen, all three bedrooms and shower room. Two separate cupboards offer great storage. Ceiling hatch leads to the generous sized attic.

Lounge

Located to the front of the property this bright spacious public room has an impressive Bay window formation over looking the beautifully landscaped front garden and on to Dewar Drive. A feature exposed brick face with inset living flame gas fire, and raised hearth/ display shelf extends along one wall. Panelled ceiling.



Kitchen

The kitchen is positioned to the rear of the property and enjoys a good supply of light beechwood finished floor and wall storage units, drawer units, modern pull out carousel storage contrasting marble effect wipe clean work surfaces with inset double basin corner sink with drainer and mixer taps. Tiled splash backs. Integrated eye level microwave, fan assisted conventional oven, and four burner hob. Integrated and concealed fridge and freezer. Two window formations and external door exit to the enclosed easily maintained rear garden. Lowered ceiling with down lighters.

Bedroom One

Located to the front of the property an impressive over sized double bedroom, fully fitted with a range of wardrobes, drawers and dressing table. Window formation over looks the beautifully landscaped front garden.

Bedroom Two

A second generous sized double bedroom, positioned to the rear of the property, a bay recess formation with windows and French doors exits to the enclosed easily maintained rear garden. This room could be utilised as either a bedroom or second public room.



Bedroom Three

The third bedroom is again a double positioned to the rear of the property with window formation over looking the enclosed rear garden. Built in wardrobes, over head cupboards and dresser extend along one wall.

Shower Room

The shower room has been tastefully remodelled, tiled to dado rail level, facilities comprise low flush WC, wash hand basin set into an attractive vanity and enclosed and tiled double shower compartment with "Mira Jump" electric shower. Opaque glazed window formation.

Garage

The garage is positioned to the side of the property and has vehicle access from the drive.



Garden

The garden to the front of the property has been thoughtfully designed, and includes the paved drive leading to the garage, enclosed within attractive brick walls with attractive wrought iron double gates and laid to astroturf lawn, flower beds and shrubberies, patios and paved paths. The rear garden is fully enclosed, designed for easy maintenance with patio seating areas, flower beds path and brick built shed/workshop.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

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Approx Gross Internal Area
77 sq m / 829 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	77
	EU Directive 2002/91/EC 	

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