



Offers Over £168,000
20 Hawthorn Street
Leven, KY8 4QE



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Hawthorn Street

Leven, KY8 4QE

This fantastically presented FOUR bed family home in the heart of much sought after town of Leven, must be viewed to be appreciated. Within walking distance to a variety of local amenities including the high street, beach, bus station and new LEVEN RAIL LINK. The fully enclosed landscaped and well maintained rear garden perfect for relaxing and enjoying an outdoor space. Internally the property offers spacious family living in true move in condition with bright neutral decor throughout the Lounge, open plan family room/diner, kitchen, Four bedrooms, family Bathroom and remodelled downstairs shower room. Viewing strictly by appointment





Entrance and Hallway

Principle entry to the property is via a two tone partially glazed UPVC door leading into the vestibule and further glazed door gives access to the main hallway. Bright neutral decor with quality laminate to the floor. Doors give way to formal Lounge, open plan lounge/diner family room, downstairs bedroom, remodelled shower room and large storage cupboard.

Formal Lounge

Fantastically presented formal lounge is located to the front of the property with double window formation over looking the front garden and street beyond. The focal point of the room is an electric display fire mounted onto a marble effect hearth with matching surround, finished with a beautifully finished wooden mantle. Coving to the ceiling and carpet to the floor, professional finish decor and a glaze panelled door leads to the main hallway.

Open Plan Lounge Dining family Room

A fantastic space which creates the centre to the home offering space for both dining and relaxing with the family. Doors lead to the

upper floor of the property. Bright neutral decor, quality wood flooring with coving and central ceiling light. Window formation gives an abundance of natural light and looks into the rear garden.

Kitchen

Access to the kitchen is via wooden glazed panel door from the open plan dining family room. Offering a variety of floor and wall storage units, drawers, wipe clean work surface with inset one and a half stainless steal sink with mixer tap and contemporary tiled splash back. Space for free standing fridge freezer and cooker with extractor fan. Plumbing for automatic washing machine. Large window formation allows for natural light and offers views over the landscaped rear garden. Further UPVC door leads to the garden.

Downstairs Shower Room

Extensively wet walled and redesigned Shower room comprises; Large walk in shower cubicle with wall mounted thermostatically controlled 'MIRA' shower, low flush W/C and sink with mixer tap inset onto a tasteful vanity unit. Opaque glazed window formation looks to the





rear of the property allowing natural light and ventilation.

Bedroom One

Located downstairs towards the rear of the property this well sized double bedroom has a window over looking the well maintained rear garden. Beautiful, freshly decorated with quality grey wood style laminate flooring to compliment the bedrooms fresh neutral styling. Plenty of floor space to accommodate free standing furniture along with large double bed.

Upper Level

Bedroom Two

Another great sized double bedroom located to the front of the property with large triple window formation over looking the front garden and street beyond. Room benefits from tasteful built in wardrobe with one full length mirror door giving plenty storage. Large enough to accommodate large double bed as well as free standing furniture. Carpeted flooring and central ceiling light.

Bedroom Three

Located to the rear of the property with triple



window formation over looking the garden and allowing plenty natural light. Bright neutral decor with carpet to the floor. Cupboard houses the Combi boiler and gives some storage.

Nursery/Home Office

A good sized single bedroom would make an idea nursery, study/home office. Bright neutral decor with natural light coming from the Velux window. Grey wood grain laminate to the floor.

Family Bathroom

Position to the rear of the property this well sized family bathroom with three piece suite comprises; Low flush W/C, rectangular sink with mixer tap inset to a tasteful vanity unit and bath. Extensive grey marble effect wet walling, dark tile look vinyl to the floor and spot lights to the ceiling. Opaque window allows natural light and ventilation.

Gardens

Small garden to the front of the property is enclosed with stone wall and wrought iron gate, pathway leads to the front door and is mainly laid to decorative stones. To the rear



large well maintained, landscaped garden which is seperated into various sections, offering two flagstone paved seating patios, pathway running to the bottom of the garden which is mainly laid to lawn, clothes drying area finished with various plants and shrubberies.

Glazing & Heating

Gas combi boiler heating and double glazing throughout.

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.

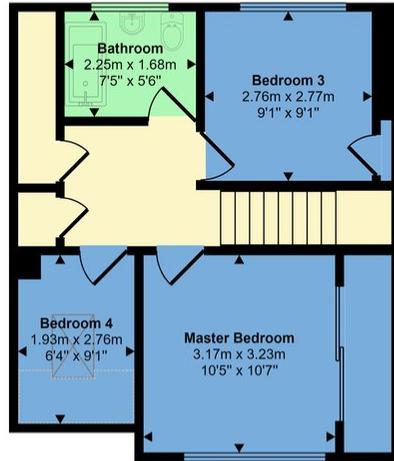
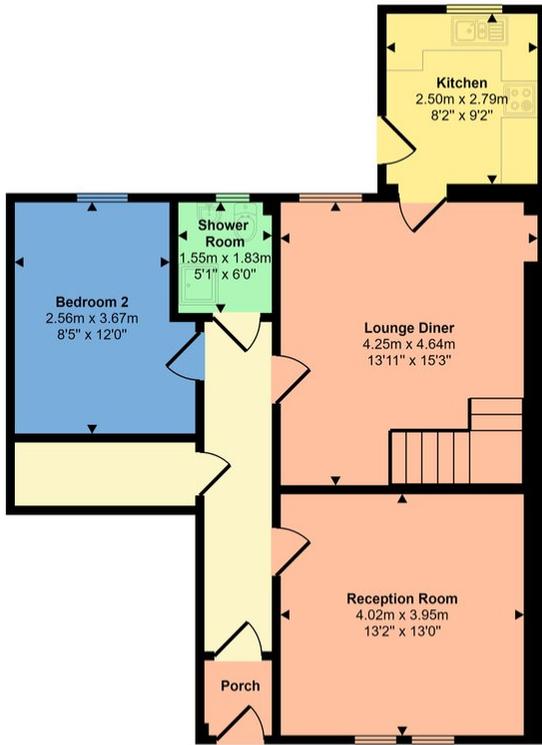
MORTGAGE & FINANCIAL ADVICE

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
115 sq m / 1234 sq ft



Ground Floor
Approx 71 sq m / 762 sq ft

Denotes head height below 1.5m

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		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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