



Offers Over £225,000
34 Manse Park



DELMOR
01333 421 816
leven@delmor.co.uk



Manse Park

Kennoway, Leven, KY8 5LZ

THIS PROPERTY MUST BE VIEWED TO APPRECIATE THE VALUE ON OFFER. Rarely available on the market this DETACHED THREE BEDROOM FAMILY HOME situated on a large corner plot a in a much sought after area of Kennoway. Accommodation comprises; Modern open plan kitchen Dining Room, spacious Lounge, downstairs W/C, three bedrooms and family shower room. The property benefits from a separate garage and permanent lean-to outbuilding which is currently being used as a Hobby Room, this would make an idea home office also. In addition to the front garden area there is a further grass area to the side that also belongs to the property. Viewing strictly by appointment.





Entrance Hallway

Entry to the property is by a panel and glazed UPVC door leading into the hallway. The hallway offers access to the downstairs W/C and into the open plan dining room kitchen.

Lounge

A well sized room located to the front of the property with double large window aspects over looking the front garden. Featuring an electric coal style fire inset into marble style hearth and mantel with feature spotlighting. Light professional decor throughout, coving to ceiling, high quality oak style finishings.

Open plan Kitchen Dining Room

A spacious open plan kitchen dining room offering modern living. Kitchen offers a supply of wall and floor storage units, wipe clean work surface with coordinating splashback, inset sink with mixer tap and four ring hob. Space for under worktop fridge and freezer, space and plumbing for automatic washing machine and slimline dishwasher. Double windows to side and rear supply natural light. Dining area is large enough for family dining with doors leading to the Lounge, hallway and staircase rising to upper level. French style patio doors access the rear garden.

Downstairs W/C

Located towards the front entry door in the hallway, this W/C provides wash hand basin and low flush wc set into tasteful vanity unit which also offers some storage. Ideal for the growing family and entertaining guests.

Upper Level

Bedroom 1

Located to the rear of the property with large window over looking the enclosed garden. A good sized double room, feature wall decoration to compliment the neutral decor.

Bedroom 2

This time located to the front of the property with window over looking the front garden and Manse Park itself. Over stairs cupboard offers storage and access to the attic hatch.

Bedroom 3

Again located to the front of the property with window overlooking the street. Cupboard offers storage.





Shower Room

Three piece suit comprising; curved corner shower cubicle with thermostatically controlled shower with both rainfall and hand held fittings, Wash hand basin and low flush wc set into tasteful vanity unit which also offers storage. Extensively tiled throughout and wet walled within shower cubicle, stainless ladder style radiator and opaque glazed window offers light and ventilation.

Attic

Can be access from bedroom two. Attic is partially floored and had lighting supply.

Lean-to out building

This outbuilding in the form of a lean-to external porch offers the possibility of an external workshop/hobby room or home office. Timber type structure with double glazed upvc windows.



Garage, Driveway and Gardens

Purpose built brick garage to the side of the property with extensive driveway. Garden to the front of the property is mainly laid to lawn. Large enclosed rear garden mainly laid to lawn with various patio seating areas, rockary flower bed, gate leads to the garage and driveway. Additional land to the front garden has been divided with neighbour opposite and details can be provided with the title deeds.

Glazing and Heating

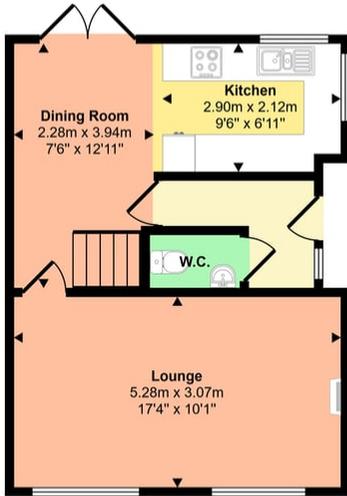
Double glazing and gas central heating.

Contact Details

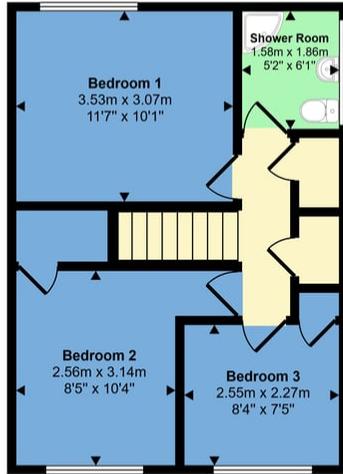
Delmor Estate Agents
52 Commercial Road
Leven
Fife
KY8 4LA
TEL: 01333 421816
EMAIL: leven@delmor.co.uk
www.delmor.co.uk



Approx Gross Internal Area
91 sq m / 978 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft



First Floor
Approx 38 sq m / 414 sq ft



Garage
Approx 15 sq m / 163 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(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	

52 Commercial Street, Leven, KY8 4LA
01333 421 816
leven@delmor.co.uk