



Offers Over £169,000
3 The Cross



DELMOR

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The Cross

Kennoway, Leven, KY8 5LD

Located within a central location in the village within walking distance of the Primary School Shops and other amenities, this MODERN END TERRACED TOWN HOUSE enjoys spacious accommodation on three floors. Comprises, Halls, spacious well appointed Lounge, Breakfasting Kitchen, Second Public Room or Fourth Bedroom, three further bedrooms, shower room and separate Cloakroom WC, Gardens with Drive. AN EXCELLENT versatile FAMILY HOME.





Hall

Access to the property is through an attractive external door. The hall offers access to the kitchen, the stairs rise to first floor level. Two large cupboards offer excellent storage.

Breakfasting Kitchen

The breakfasting Kitchen is position on the ground floor to the rear of the property, enjoying a good supply of modern contrasting floor and wall storage units, drawer units, display shelves, wood effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps, full range cooker with extra large oven and five gas burners, plumbing for automatic washing machine. Space for breakfasting table. A fifteen pane glazed and timber internal door leads to the second public room. An external door exits to the lean to porch. The room also houses the gas central heating boiler.

Rear Porch

Access from the Breakfasting Kitchen and forming an ideal weather break.



Downstairs Lounge of Fourth Bedroom

Presently being utilised as a lounge dining room but could easily form a home office or fourth bedroom. Double window formation looks to the front of the property.

First Floor

Stairs and First Floor Hall

The staircase rises to the First Floor, this hall provides access to the Main Lounge, Bedroom Three and the Cloakroom WC. A further staircase rises to the upper level.

Main Lounge

Located at first floor level to the front of the property with double aspect windows looking to both front and side, with the flexibility of the accommodation this could also form a Master Bedroom.

Bedroom Three

Presently being used as a Home office the third bedroom is positioned to the rear with window formation over looking the rear garden area.

Cloakroom WC

Two piece suite comprises low flush WC and pedestal wash hand basin. Opaque glazed window.



Upper Floor

Upper stairs and Hall

The Upper Hall offers access to bedrooms one and two plus the Family Shower Room

Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking Leven Road. Tasteful feature wall decoration.

Bedroom Two

The second excellent sized double bedroom is positioned to the rear of the property with window formation over looking the rear garden area.

Family Shower Room

The family shower room is extensively wet walled and tiled, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed double shower compartment with thermostatically controlled shower that includes both hand held and rain drop head shower fittings.

Garden and Drive

The ground to the front of the property is of open plan layout and forms a good sized mono block drive. The enclosed, mature rear gardens are very private and enclosed within high stone dyke walls and fencing, mainly laid to traditional shrubberies, trees and flower beds plus outside seating areas.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

Delmor Estate Agents

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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.

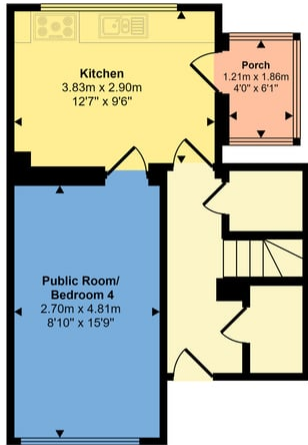


FREE VALUATION

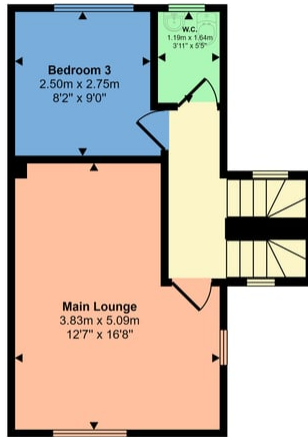
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



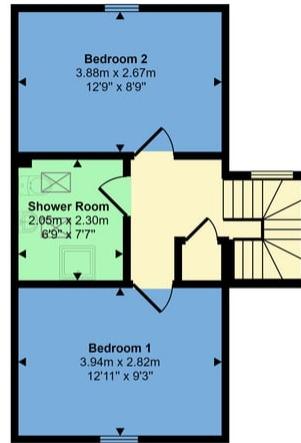
Approx Gross Internal Area
106 sq m / 1141 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 34 sq m / 362 sq ft



Second Floor
Approx 34 sq m / 362 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		83
(69-80)	C	71	
(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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