



Offers Over £185,000
Kenmark Well



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Kenmark Well

Kennoway, Leven, KY8 5LB

This truly unique Upper Villa is nestled within the heart of the village and enjoys its own very private gardens that include a superb (extremely Large) Summerhouse (presently home to a full sized snooker table) The fabulously appointed accommodation is all at one level and comprises; Hall with great storage, Stunning lounge, Fabulous Kitchen Dining room with full range cooker and American style Fridge Freezer, Family Shower Room, Master Bedroom with superb luxury Bathroom (Four piece suite) Guest Bedroom with en-suite shower room, and a third bedroom. An outstanding ONE OFF FAMILY HOME





Luxurious Kitchen Dining Room

6.68m x 6.02m (21' 11" x 19' 9")

The superbly designed Kitchen Dining Room boasts an array of High End floor and wall storage, drawer units, display cabinets and display shelving with contrasting marble effect wipe clean work surfaces with inset sink, drainer and mixer taps, tiled splash back. Full range cooker with hot plate, five separate burners, two ovens and plate warmer, inset American style Fridge Freezer with ice maker, matching peninsular breakfast bar forms the divide to the Dining area. An external door and floor to ceiling opaque glazed window plus two high ceiling mounted Velux windows allow access and natural light. The dining area is large enough for a good sized dining table and additional free standing furniture. A door leads to the hall. The kitchen dining room is open plan to the lounge. Solis oak flooring.



Lounge

4.37m x 8.37m (14' 4" x 27' 6")

A stunning public room, very bright and spacious with four separate windows and wide double French style doors opening onto the raised decking and giving further access to the gardens. Three further ceiling mounted Velux windows allow for further natural light. Focal point for the room is an enclosed wall mounted log effect display fire, five separate modern vertical radiators provide heat. Quality finishings, professional decor, inset display shelving and all power points and switches finished in brushed chrome.

Inner Hall

The Inner Hall is accessed from the kitchen dining room, the lounge and in turn has quality oak panelled doors leading to the shower room, the Master bedroom, guest bedroom and bedroom three. A large double cupboard and an additional single cupboard allow for storage. Quality finishing, fresh decor.



Shower Room

The Family Shower Room is tiled throughout, three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity with drawers and vanity cupboard. Plus an enclosed and tiled double shower compartment with thermostatically controlled shower. Vanity mirror with individual lighting. Heated towel rail. Tiled flooring.

Master Bedroom

4.86m x 4.10m (15' 11" x 13' 5")
Again fabulously appointed, this superior sized double bedroom is positioned to the front of the property with window formation looking down Leven Road. The room is fully fitted, wardrobes extend along one wall, quality fitted drawer units, cupboards, dresser, bedside cabinets and fixed headboard are also included. Tasteful decor, a further door leads to the fabulous En-suite bathroom.



Luxurious Master En-Suite Bathroom

2.89m x 2.76m (9' 6" x 9' 1")
Fabulous, this superbly designed En-suite bathroom enjoys Italian style over sized tiling throughout. Four piece suite comprises low flush WC, extra large wash hand basin set into a contemporary vanity unit, fixed mirror with individual lighting, panel bath and enclosed and tiled double shower compartment with drying area and German style thermostatically controlled shower that includes both rainfall and hand held shower fittings. Ladder style heated towel rail. Velux window formation.

Guest Bedroom (Bedroom Two)

4.86m x 2.97m (15' 11" x 9' 9")
The second generous sized double bedroom is again positioned to the front of the property, double window formation over looks Leven Road. Deep cupboard allows for storage. A further door leads to the Guest En-Suite.

Guest En-Suite

The Guest En-Suite is tiled throughout, facilities comprise low flush WC, pedestal wash hand basin and enclosed shower compartment with thermostatically controlled shower, Vanity mirror with individual light. Tiled flooring.



Bedroom Three

3.62m x 3.68m (11' 11" x 12' 1")

The third bedroom is again a double and has a Velux window formation looking down Leven Road. Fresh decor.

Gardens

The property enjoys very private, mature gardens, laid to lawn, shrubberies and mature trees, superb raised deck terrace with ranch style fencing.

Summer House/ Man Cave/ She Shed

6.51m x 4.88m (21' 4" x 16' 0")

A fabulous detached Summerhouse extremely large (I've seen smaller houses) presently housing a full sized snooker table. Light and power

Heating and Glazing

Gas Central Heating, Double Glazing

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	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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