



Offers Over £108,000
23 Kenmount Drive



DELMOR

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Kenmound Drive

Kennoway, Leven, KY8 5HA

This SEMI DETACHED VILLA forms an ideal family home in a popular area of Kennoway. Located close to local shops, parks and other amenities. The property comprises on the ground floor: Hall with storage, bright spacious lounge, dining kitchen and down stairs cloakroom WC. The upper floor accommodates the Family Bathroom, two excellent sized double bedrooms and a small box room (could form an ideal Home Office). Gardens to front and rear. Off street parking. A GREAT SEMI DETACHED FAMILY HOME AT AN AFFORDABLE PRICE





Hall

Access to the property is through an attractive panelled and leaded glass UPVC external door. A window to the side of the door attracts further natural light. The hall offers access to the lounge, dining kitchen and downstairs WC. Cupboard allows for storage. The staircase rises to the upper level.

Lounge

A bright spacious public room, positioned to the front of the property with large window formation over looking the front garden and Kenmount Drive. The focal point for the room is an attractive display fireplace with modern timber mantel. Built in display cabinets.

Dining Kitchen

The Dining Kitchen has a good supply of beechwood finished floor and wall storage units, contrasting wipe clean work surfaces with inset stainless steel sink, drainer and singular taps. Tiled splash backs. Space for slot in cooker, plumbing for automatic washing machine. Ample space for a good sized dining/breakfasting table. Window formation and external replacement UPVC panelled and double glazed door exit to the rear garden



Downstairs Cloakroom WC

Handy for the growing family, very spacious with space for a shower if required (subject to building warrant and consents). Two piece suite comprises of low flush WC and pedestal wash hand basin. Ample storage shelves.

Upper Floor

Stairs and Landing

The staircase rises to the upper level, a window formation at the top of the stairs allows for natural light. The landing offers access to both double bedrooms, the box room and the family bathroom. Ceiling hatch leads to the attic space.

Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking Kenmount Drive. Two separate cupboards offer storage one also houses the gas combi (Baxi) Central heating boiler.



Bedroom Two

The second excellent sized double bedroom is positioned to the rear of the property with window formation over looking the rear garden and adjacent playing fields. Built in wardrobes and cupboards extend along the greater part of one wall.

Box Room

The small box room is access from the landing, floor space is slightly limited due to the stairwell. Window formation looks to the front. This room could easily form a Home Office or small Nursery Bedroom. Presently includes storage shelves.

Bathroom

The Family Bathroom is partially tiled, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath, and wall mounted "Redring Expression" electric shower. Opaque glazed window.



Gardens

Gardens to both the front and rear of the property, the front is mainly laid to lawn with paving leading to the front entrance and paved path leading through the side of the property to the garden at the rear. Rear garden mainly laid to lawn with clothes drying area. Monoblock off street parking to the rear also.

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.



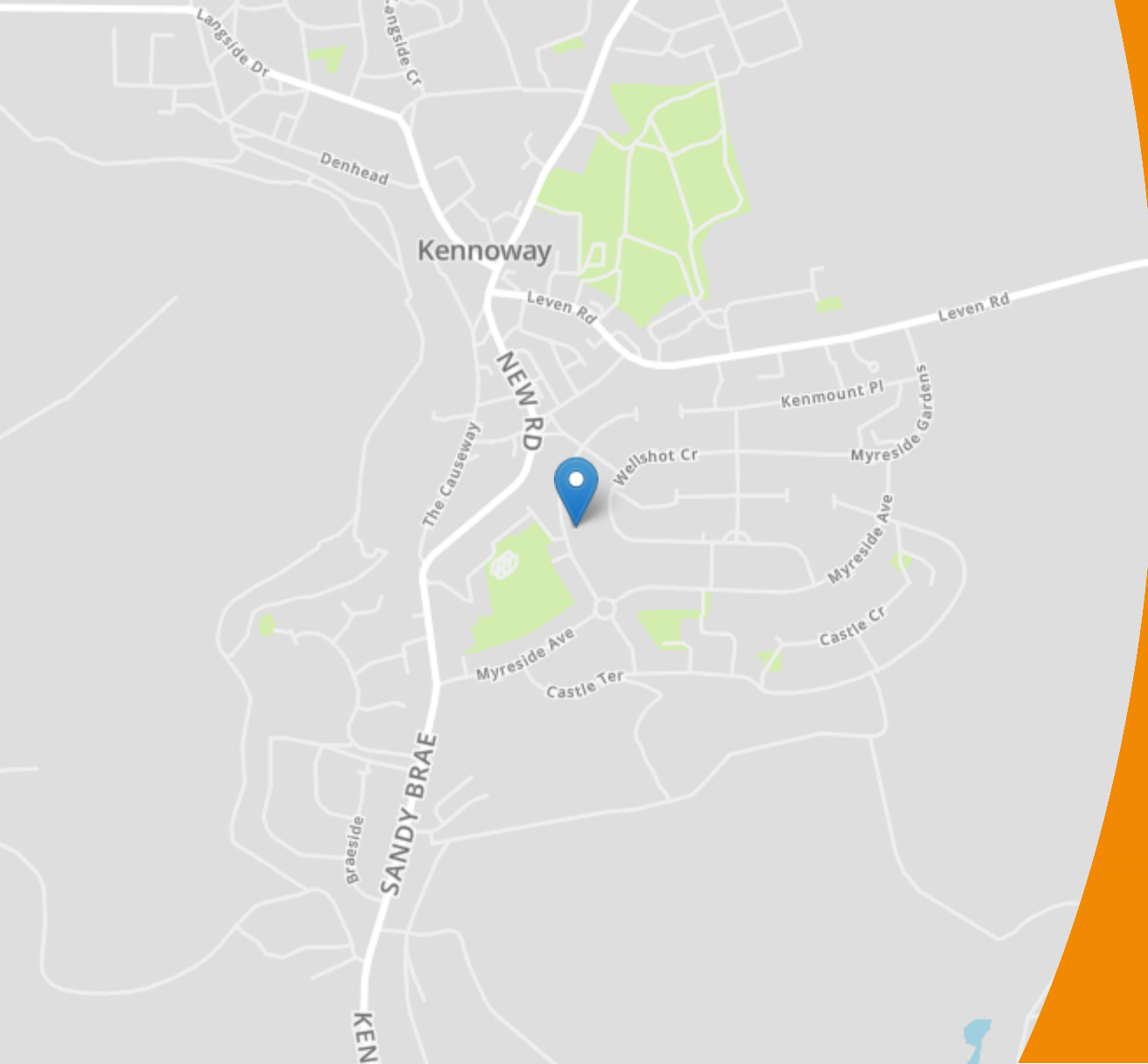
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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