



Offers Over £189,000
4 Shepherd Avenue
Leven, KY8 4BQ



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Shepherd Avenue

Leven, KY8 4BQ

An OUTSTANDING SEMI DETACHED FAMILY HOME, located within the ever popular town of Leven and is close walking distance to a variety of local amenities. Accommodation comprises; Welcoming and spacious entrance Hallway, tastefully appointed Lounge including a live Log Burning Stove, superb breakfasting Kitchen, Separate Dining Room (which could be used as a Fourth Double Bedroom) three excellent sized Double Bedrooms and redesigned family Bathroom including bath and separate shower cubicle. Expansive well planned and easily maintained gardens with drive and GARAGE. This family home has been beautifully designed and modernised to include everything you need for spacious family living. A property of taste and quality throughout and providing a beautiful space to spent time with family and friends, simply must view to be appreciated. Viewing Strictly by appointment.





Entrance Hallway

Principal entry to the property is from the half panelled and decorative glazed UPVC door giving way to a bright welcoming hallway. Tastefully decorated with doors giving access to Lounge, Kitchen and Dining room (alternatively Bedroom four). Window allows for natural light, cupboard for storage and turning staircase rises to the upper level.

Lounge

A FABULOUSLY APPOINTED LOUNGE with large window formation allowing an abundance of natural light looking over the front garden. The focal point of the room being the live Log Burning Stove inset into the original chimney breast, brick effect tiling and set up on a marble style hearth. Professionally decorated throughout, quality wood laminate flooring, high quality wood glazed panel door and modern radiator finishes the fresh modern style of the room.



Breakfasting Kitchen

Completely remodelled and beautifully finished this Breakfasting Kitchen enjoys a good supply of quality floor and wall storage units, drawer units, grey wood effect wipe clean work surfaces with co ordinating splashback, inset one and a half stainless steel sink, drainer and upgraded hose style mixer tap. Co ordinating extended worktop creating a good sized breakfast bar. Integrated eye level oven, Four burner gas hob with modern chrome extractor above. Integrated fridge freezer and dishwasher, Space and plumbing for automatic washing machine and tumble dryer. Modern tall chrome radiator, combination of feature and spotlights to the ceiling. Window formation over looking to the rear with external door egressing into the garden.

Dining Room (Alternatively Bedroom Four)

A BEAUTIFULLY presented public room, currently being used as a dining room but could easily be used as a forth bedroom. The statement in the room is the feature wall wood panelling, which is complemented with the over all styling which is in keeping with the remainder of the home. Quality herringbone style flooring and finishings, upgraded vintage style radiator, central ceiling light and cupboard allows for storage.



Upper Level

Upper Hallway

Turning staircase leads to the upper hallway, windows both at the turn and top of the stairs making the area light and bright. Quality doors give access to Three Double Bedrooms and the family Bathroom as well as a cupboard for storage. The attic hatch can also be found in the upper hallway.

Master Bedroom

A fantastic sized master bedroom located to the front of the property with two window formations looking over the front garden and flooding the room with natural light. This room benefits from the triple built in wardrobe with sliding panel mirrored doors which gives great storage. Display alcove, fresh professional decor with feature wall decoration, quality finishings, carpet to the floor and central ceiling light.

Bedroom Two

Another generous sized Double Bedroom also located to the front of the property with window looking over the well maintained front garden. Bright fresh decor, Carpet to the floor. Central ceiling light.

Bedroom Three

A final double bedroom this time located to the rear of the property with window formation over looking the enclosed garden. Quality finishings throughout, built in wardrobe, bright fresh decor.

Family Bathroom

This well designed modern bathroom is suited to any family with three piece suite comprising; Low flush WC, pedestal wash hand basin and bath. Separate shower cubicle with wall mounted shower, wet walled throughout, Italian style patterned tiled floor, spotlighting to the ceiling, modern stainless steel ladder towel warmer. Opaque glazed window allowing light and ventilation.

Heating and Glazing

Gas central heating with replacement boiler in 2023, this carries a 5 year warranty and was last serviced in earlier this year 2024. UPVC double glazing throughout.





Gardens

Well planned out easily maintained gardens to both the front and rear of the property. Garden to the front is separated into two sections mainly laid to lawn and with footpath between leading around to the entrance to the side of the property. There is also a large driveway which would allow off street parking and gives access to the Garage. Garden to the rear mainly laid to lawn with decking and flagstone paved pathways. A timber lean-to at the rear of the garage is used currently as a wood store.

Garage

The brick built Garage is detached from the property itself but is large enough to accommodate a single car. There is also an electric supply offering lighting and power points internally. Access to the garage itself can be gained from the front via an electric garage door as well as a UPVC door to the side within the rear garden.

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

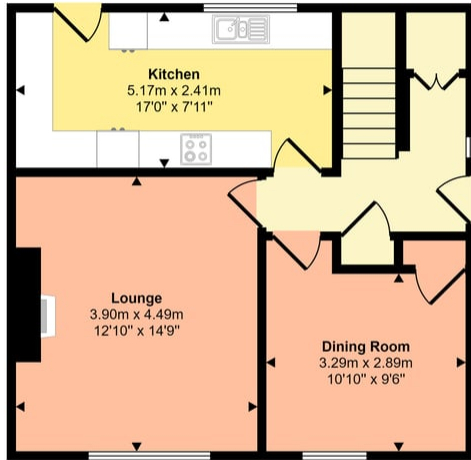
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

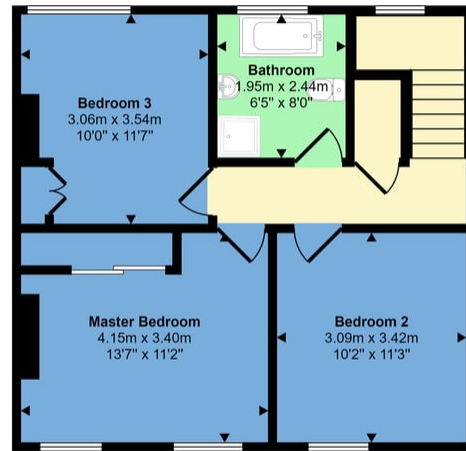
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
103 sq m / 1106 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft



First Floor
Approx 51 sq m / 545 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		85
(69-80)	C	72	
(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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