



Offers Over £204,500
16 Beech Park
Leven, KY8 5NG



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Beech Park

Leven, KY8 5NG

Boasting the best of locations, this SEMI DETACHED FAMILY HOME is positioned within a quiet crescent. Accommodation at ground floor level comprises Hall, bright spacious lounge, Sun Room, Breakfasting Kitchen, Downstairs Bedroom and downstairs bathroom. The upper floor accommodates two double bedrooms and shower room, Generous sized mature gardens, mono block drive and garage. A well look after property that offers great potential.





Hall

Access to this family home is through an attractive panelled and pattern glazed UPVC external door. The hall has internal doors leading to the lounge, breakfasting kitchen, downstairs bathroom and bedroom one. Staircase rises to the upper level, cupboard offers storage.

Lounge

A bright spacious public room positioned to the front of the property with window formation over looking the mature front garden. Focal point of the room is a real flame gas fire set with marble surround, hearth and mantle. Coving to the ceiling.

Breakfasting Kitchen

The generous sized breakfasting kitchen enjoys a good supply of modern light beech finished floor and wall storage units, drawer units, display shelving, pull out storage, granite effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated double oven, four burner hob and pull out extractor. Tiled splash backs. Internal window formation and door lead to the sun room.



Sun Room

The sun room is positioned to the rear of the property, Window formations on three sides. Sliding glazed door exits to the rear garden.

Downstairs Bedroom (Bedroom One)

An excellent sized double bedroom, positioned to the rear of the property with window formation over looking the rear garden.

Downstairs Bathroom

The Downstairs bathroom is tiled throughout, three piece suite comprising low flush WC, pedestal wash hand basin and panel bath. Opaque glazed window, tiled flooring.

Upper Floor

Stairs and Landing

The staircase rises to the upper level, The landing offers access to two further double bedroom and the upstairs shower room.

Bedroom Two

An excellent over sized double bedroom, located to the front of the property with dormer window formation over looking the open area at the turn of Beech Park. Two cupboards allow for storage.



Bedroom Three

The third bedroom is again a double. Window formation looks to the side of the property. A range of wardrobes with mirror sliding doors extend along one entire wall. Further cupboard offers additional storage.

Shower Room

The shower room is tiled to dado rail level, three piece suite comprises low flush WC, pedestal wash hand basin and shower cubicle with thermostatically controlled shower. Door accesses eave storage space. Opaque glazed window.

Garage

The garage has vehicle access from the mono block drive. A pedestrian door exits to the rear garden.

Gardens

The property occupies a corner plot with the garden ground to the front and side comprising lawns, shrubberies and flower beds mono block paths and drive leading to the garage. The mature rear garden has a drying green, patio and shrubberies.

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.





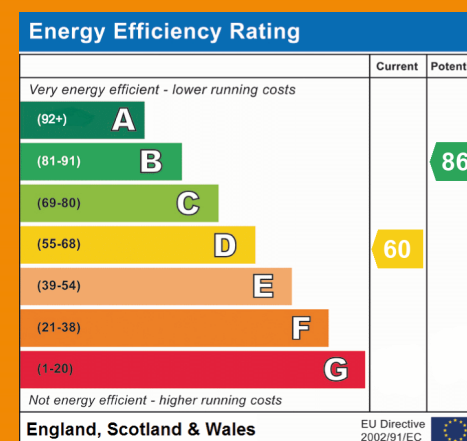
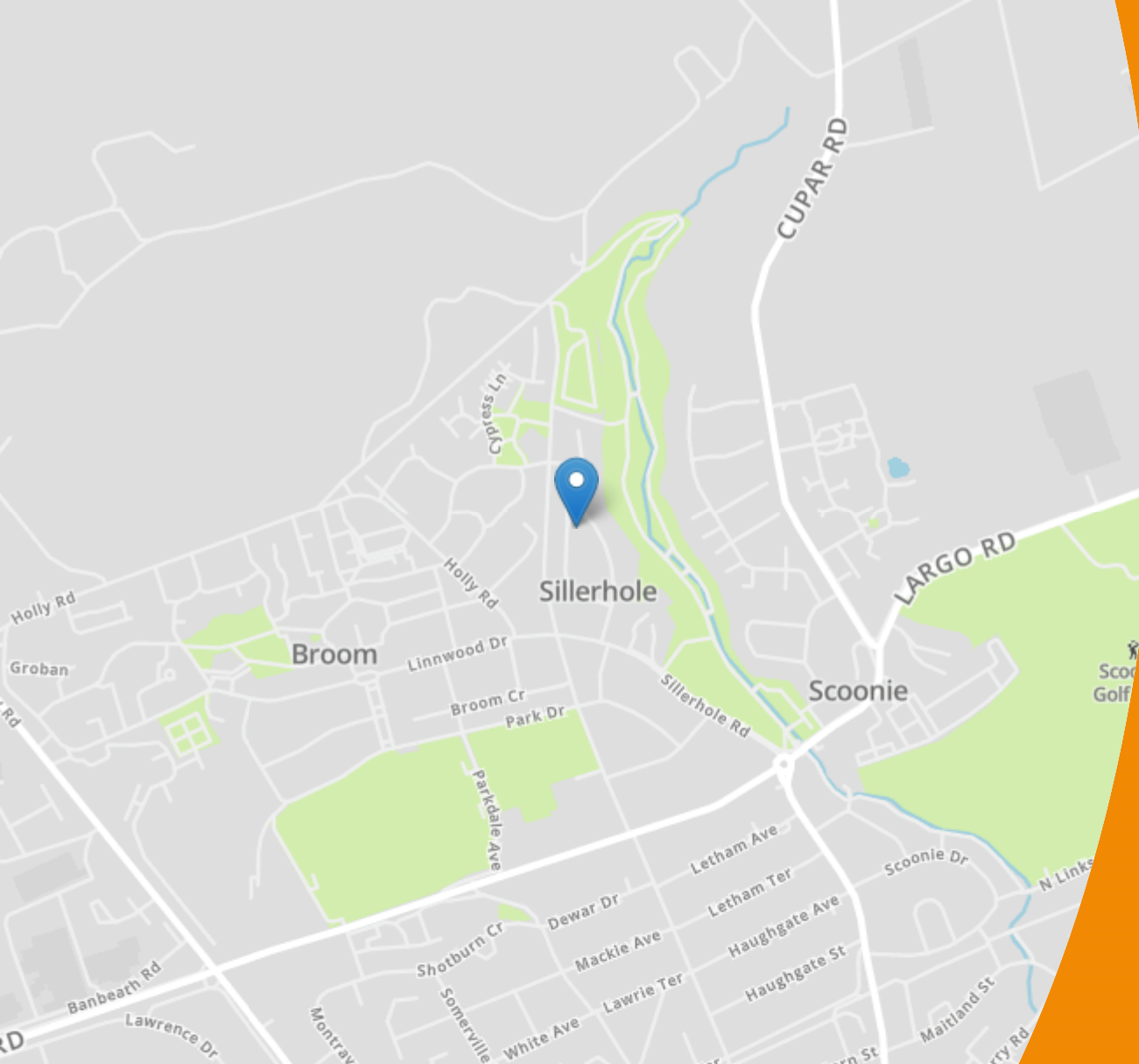
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