



Offers Over £189,950
4 Kingsmill Drive



DELMOR

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Kingsmill Drive

Kennoway, Leven, KY8 5LX

Positioned within a quiet peaceful cul de sac, on the edge of the village, close to the historic Kennoway Den, this delightful semi detached bungalow enjoys both gas central heating and good quality sealed unit double glazing. Previously a three bedroom, accommodation now comprises; Hall, superbly appointed lounge, semi open plan formal dining room (or third bedroom), modern kitchen, master bedroom with wall to wall wardrobes, second bedroom with Juliet Balcony and re planned shower room. Cellars accessed from a cupboard in the hall, south facing gardens with drive. A fantastic property boasting an excellent setting and outstanding location.





Hall

Access to this semi detached bungalow is through an attractive panelled and pattern glazed UPVC external door. The hall has internal doors leading to the lounge, kitchen, dining room (or bedroom three) two further bedrooms and the shower room. A Large walk in cupboard provides great storage and also allows access to the spacious cellar area. Ceiling hatch leads to the attic space.

Lounge

A tastefully appointed public room located to the front of the property with large picture frame window over looking the quiet peaceful cul de sac. The room benefits from a large recessed bar area that includes display shelving, bar and storage. Focal point for the room is an attractive fireplace with inset electric fire and timber surround.

Dining Room (or Bedroom Three)

This room is presently being utilised as a formal dining room, it is semi open plan to the lounge but retains both a door to the hall and a separate window formation looking to the front. Previously this was used as the third bedroom. Fresh neutral deco



Kitchen

The kitchen offers a range of floor and wall storage units, display shelving and spice drawers, tiled splash backs, marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Integrated oven, four burner hob and overhead extractor. Double window formation looks to the side of the property.

Shower Room

The re planned shower room enjoys professional tiling through out, three piece suite comprises, low flush WC, wash hand basin set into a tasteful vanity unit and enclosed curving shower compartment with wall mounted shower. Eye level opaque glazed window. Tiled flooring.

Master Bedroom

The master bedroom is located to the rear of the property with window formation offering superb elevated views to the south over the gardens, Burnside and onto Kennoway Den. A range of bespoke wardrobes with triple mirror sliding doors extend along the full length of one wall



Bedroom Two

A second well proportioned double bedroom, again located to the rear of the property, this time with double impressive French doors opening onto a south facing Juliet Balcony and allowing a superb scenic outlook towards Kennoway Den. Built in wardrobes extend along the greater part of one wall

Cellar Area

The cellar area is accessed from the cupboard in the hall, presently forming three separate areas/rooms. Head room is approximately five foot, eight inches. Great for storage or possible conversion (subject to planning and consents)

Gardens and Drive

The garden to the front of the property is designed for easy maintenance and mainly laid to stone chips. The large drive runs to the side of the property. The larger mature south facing rear gardens a large south facing Patio area and additional terraces with flower beds and shrubberies.

Heating and Glazing

Gas Central Heating and 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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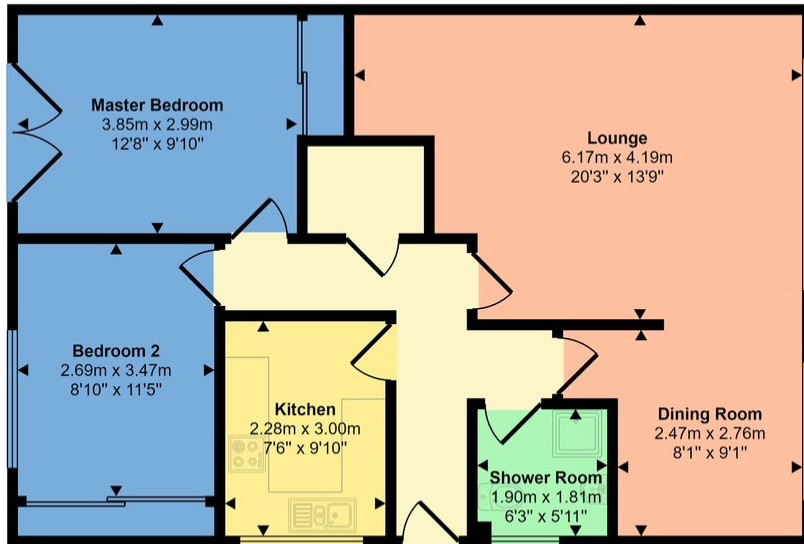
FREE VALUATION

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Approx Gross Internal Area
77 sq m / 834 sq ft



Floorplan

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		87
(69-80)	C	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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