



Offers Over £245,000
Woodlands


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Woodlands

Windygates, Leven, KY8 5DQ

A SUPERB STONE BUILT DETACHED COTTAGE BUNGALOW in excellent order and ready for occupation, located within the sought after village of Windygates and within walking distance of the new railway station, the Primary School and other amenities. All the accommodation is at ground floor level and comprises: Vestibule, Hall, Fabulously appointed Lounge with impressive bay window, spacious dining room, modern breakfasting kitchen , two excellent sized double bedrooms and redesigned shower/wet room. Generous sized gardens with large mono block drive and timber garage. Quality Double Glazing, Gas Central Heating, Professional fresh decoration, traditional features. A fantastic family home for old and young alike.





Vestibule

Access to this Family Home is through a double glazed external door with overhead window. Quality grey oak finished laminate flooring. A traditional panelled and pattern glazed door with side screens leads to the hall.

Hall

The Hall has the reconditioned original panel doors leading to the lounge, dining room both bedrooms and the shower room. Ceiling hatch accesses the extensive attic space. Tasteful Arch, coving to the ceiling. Highest of quality laminate flooring. Fresh neutral decoration

Lounge

A fabulously appointed public room positioned to the front of the property with the most impressive of bay windows over looking the front garden. Intricate ornate cornicing and central ceiling rose. The High quality grey oak finished laminate flooring continues through from the hall. Recess alcove with shelved storage. Down lighters to the ceiling. Fresh neutral decoration



Dining Room

A second generous sized public room, this time positioned to the rear of the property . An internal double glazed window looks to the Sun Room. Cupboard with barn style sliding door. Quality laminate flooring. Downlighters to the ceiling. Fresh neutral decoration.

Inner Hall

The inner Hall is accessed from the Dining Room and in turn provides access to the kitchen. An external door leads to the Sun Room. Down lighters to the ceiling. Cloaks hanging space.

Breakfasting Kitchen

The unique "T" shaped breakfasting kitchen enjoys an excellent supply of modern high end floor and wall storage units, solid wood wipe clean work surfaces with Belfast sink with contemporary mixer taps and narrow matching breakfasting bar. Integrated fan assisted oven and four burner hob with jet glazed splash back and fixed extractor. Slim line dish washer, space for upright fridge freezer. Window formation looks to the rear. Open plan to the utility area. All power points and switches finished in brushed chrome. Quality tile flooring. Down lighters to the ceiling.



Utility Area

Accessed from the kitchen, and enjoying matching floor and wall storage units. Marble effect wipe clean work surfaces. Additionally there is a stacking system and plumbing for washing machine and tumble dryer. Opaque glazed window. Tiled flooring. Down lighters to the ceiling.

Sun Room

Accessed from an external door from the Inner Hall, the sun room is attached to the side of the property with windows on two side and a double glazed door exiting to the mono block drive. Internal windows face onto the Dining Room and the Utility Room. Laminate flooring.



Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking the mono block drive and front garden. Quality white oak finished laminate flooring. Downlighters to the ceiling. Fresh neutral decoration.

Bedroom Two

The second double bedroom is located to the rear of the property with window formation over looking the enclosed rear garden. Modern fitted wardrobes with display shelving. Down lighters to the ceiling. Fresh neutral decoration.

Shower Room

The extremely spacious shower room has been completely redesigned, beautifully finished with the facilities comprising low flush WC with concealed cistern and wash hand basin set into a large modern vanity plus a roll in shower area (wet room style) with mosaic tile self draining floor and wall mounted "Mira Advance" electric shower . Opaque glazed windows. Chrome finished ladder style heated towel rail. Down lighters to the ceiling. Tiled flooring.

Garden

The garden to the front of the property is designed for easy maintenance with mono block paths and hard bark mature shrubberies. A long mono block drive runs to the side of the property and leads to the garage. Attractive wrought iron gates give both vehicle and pedestrian access to the enclosed rear garden The extensive rear garden is enclosed and mainly laid to grass. fruit trees and further a large mono block



Garage

The timber garage is positioned in the rear garden and is accessed from the mono block drive.

Heating and Glazing

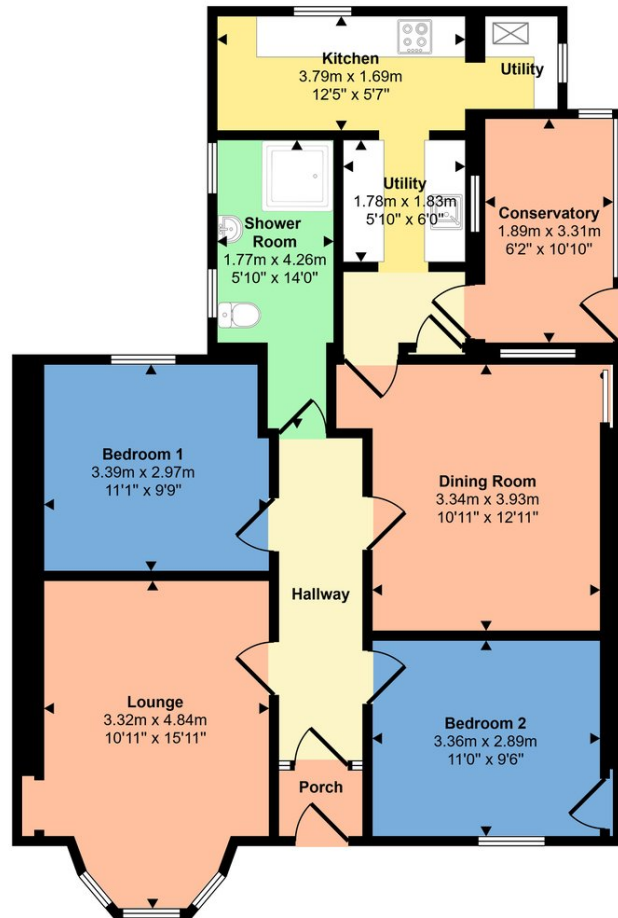
Quality Double Glazing, Gas Central Heating

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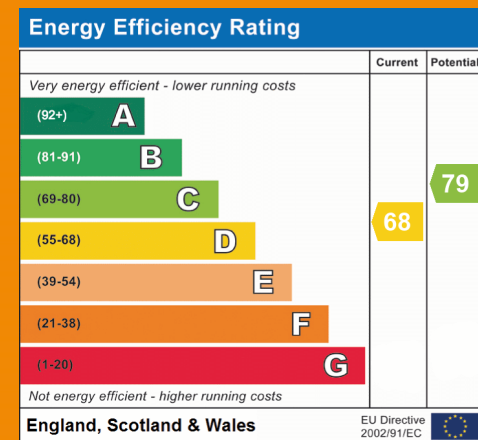


Approx Gross Internal Area
93 sq m / 998 sq ft



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.



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