



Offers Over £199,950
15 Rosemount Grove
Leven, KY8 4FY



DELMOR

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Rosemount Grove

Leven, KY8 4FY

Boasting the best of locations, this SEMI DETACHED FAMILY HOME is in excellent order throughout, accommodation comprises: Spacious Hall, well appointed lounge, modern kitchen with open plan dining room, downstairs cloakroom WC, Master Bedroom with en-suite shower room, two further bedrooms and bathroom, mono block drive and south facing child friendly garden. An ideal FAMILY HOME awaits you.





Hall

Principle access to this family home is through an attractive panelled and pattern glazed external door. The wide hall has internal doors leading to the lounge and Cloakroom WC, a wide staircase rises to the upper level. Quality American oak finished laminate flooring. A double cloaks cupboard allows for storage.

Lounge

A tastefully appointed public room positioned to the front of the property with window formation overlooking Rosemount Grove.

Kitchen Dining Room

A dual function room with the kitchen area enjoying a good supply of light beechwood finished floor and wall storage units drawer units, built in wine rack, contrasting marble effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Integrated eye level oven, four burner gas hob with stainless steel splash back and chrome finished chimney style extractor. Plumbing for automatic washing machine. Double window formation looks to the rear. The dining area is large enough for a good sized dining table plus additional free standing furniture. Double wide French style doors open onto the raised terrace and south facing garden.



Downstairs Cloakroom WC

Handy for the growing family, the Cloakroom WC has two piece suite comprising low flush WC and wall mounted wash hand basin. Cupboard offers storage. American Oak finished laminate flooring.

Upper Floor

Stairs and Landing

The staircase rises to the upper level. The landing has internal doors leading to the Family Bathroom and all three bedrooms. Cupboard allows for storage. Ceiling hatch and ladder access the partially floored attic space.

Master Bedroom

An excellent sized, well presented double bedroom positioned to the front of the property with double window formation overlooking Rosemount Grove. Built in wardrobes with mirror sliding doors. Plus angled double doors opening into the Ensuite Shower Room.



Master Ensuite Shower Room

The ensuite shower room is accessed through angled double internal doors. Three piece suite comprises angled low flush WC and wash hand basin plus fully enclosed and tiled shower compartment that includes a thermostatically controlled shower. Opaque glazed window.

Family Bathroom

The partially tiled family bathroom has three piece suite comprising low flush WC, pedestal wash hand basin and panel bath. Opaque glazed window.

Bedroom Two

A second spacious double bedroom this time positioned to the rear of the property with window formation over looking the enclosed rear garden. Built in wardrobe with mirror sliding doors. Feature decoration.

Bedroom Three

The third bedroom is a single positioned to the front of the property with window formation over looking Rosemount Grove. Built in Stairwell cupboard.



Gardens and Drive

The front garden is of open plan design and landscaped for easy maintenance. A Mono block drive runs to the side of the property. The enclosed south facing rear garden comprises a flag stone raised terrace and gently slopping lawns with drying green and flower beds

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

Delmor Estate Agents
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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

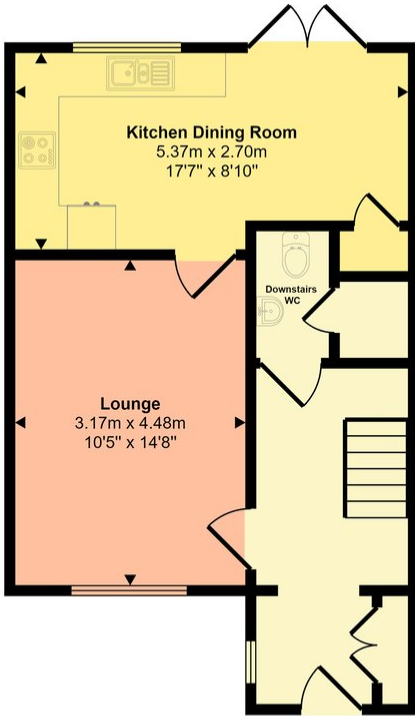
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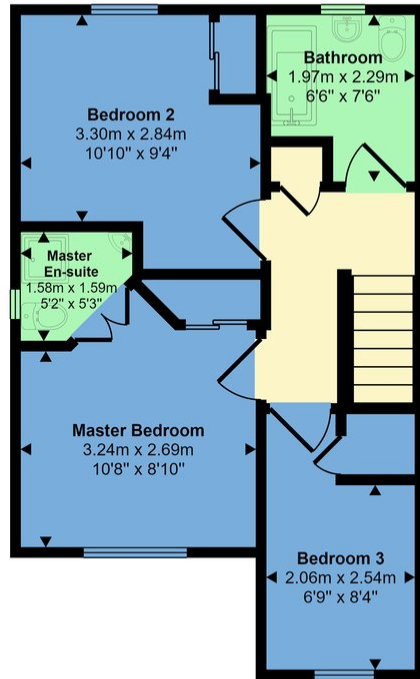
FREE VALUATION

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
86 sq m / 930 sq ft



Ground Floor
Approx 43 sq m / 463 sq ft



First Floor
Approx 43 sq m / 467 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		91
(81-91)	B		
(69-80)	C	79	
(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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