



Offers Over £134,000
38 Park Drive
Leven, KY8 5AG



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Park Drive

Leven, KY8 5AG

Boasting a much sought after position, this SEMI DETACHED VILLA is in MOVE IN CONDITION. Beautifully presented accommodation comprises: Vestibule, Hall, tastefully appointed lounge offering elevated views over King George V Park, modern kitchen, Utility, remodelled Family Bathroom and two excellent sized double bedrooms both with built in wardrobes. Gardens with drive and large Workshop/Garage. A fantastic FAMILY HOME boasting the best of locations. Early viewing is highly recommended.





Vestibule

Principle access to this Semi Detached Family Home is through an attractive panelled and pattern glazed UPVC external door. The Vestibule has a further modern wood and glazed door leading to the hall.

Hall

The professionally decorated hall offers access to the lounge. The wide staircase rises to the upper level. A cupboard/Utility is accessed from the hall. A window formation at the bottom of the stairs allows for natural light.

Lounge Dining Room

A superbly presented public room, located to the front of the property with large picture frame window offering great open views over King George V Park. The focal point for the room is a contemporary wall mounted display fire (electric). Recessed alcove with display shelving and cupboard. Quality oak finished laminate flooring. Matching modern internal doors lead to the hall and kitchen.



Kitchen

The kitchen enjoys a good supply of gloss finished floor and wall storage units, drawer units and display cabinets. Contrasting marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splash backs. Integrated hob, oven and extractor, plumbing for automatic washing machine. Larder style cupboard. External door and window exit to the landscaped rear garden. The white goods maybe available subject to price or by separate negotiation.

Upper Level

Stairs and Landing

A wide staircase rises to the upper level. The landing has internal doors leading to the remodelled family bathroom and two excellent sized double bedrooms. A window formation at the turn of the stairs maximising natural light.

Bedroom One

A generous sized double bedroom positioned to the front of the property with window formation offering great open views over King George V park. A range of built in wardrobes with mirror sliding doors extend along one wall. A further cupboard houses the gas combi central heating boiler and allows for



Bedroom Two

The second excellent sized double bedroom is positioned to the rear of the property with window formation over looking the enclosed rear garden. Built in triple wardrobe offers excellent storage.

Family Bathroom

The Family Bathroom has been recently remodelled and is wet walled and tiled throughout, high end three piece suite comprises low flush WC with concealed cistern, wash hand basin set into a tasteful vanity and bath/shower combination with German style thermostatically controlled shower that includes both hand held and rain fall shower heads. Glazed shower screen. Modern chrome finished heated towel rail. Opaque glazed window.



Gardens

The gardens to the front of the property are of a tiered layout with drive to the side. The child friendly rear gardens are enclosed within high timber fencing (This could be opened up to offer vehicle access to the garage.) Patio area, childrens play area, lawn and rotary clothes dryer. Large timber workshop/garage.

Outbuilding/ Garage

Presently being used as a work shop storage facility, this could easily be utilised as a large garage by opening up the fencing from the drive.

Heating and Glazing

Double glazing throughout
Gas central heating (Boiler still under guarantee)

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.

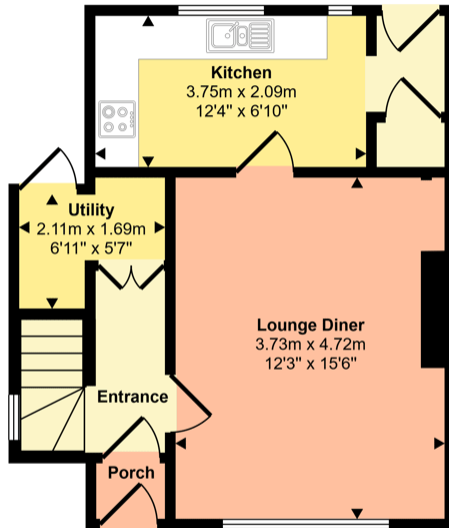


FREE VALUATION

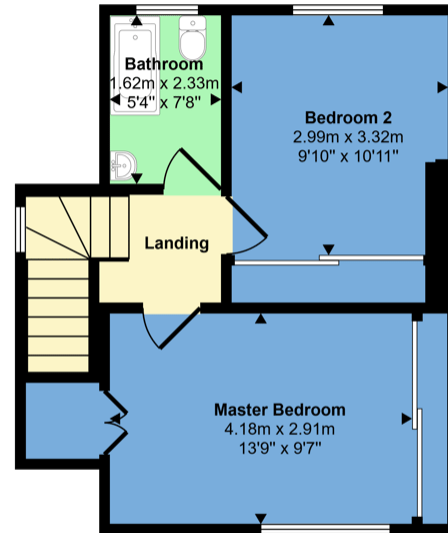
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
75 sq m / 810 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft



First Floor
Approx 38 sq m / 404 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		
(69-80) C	71	77
(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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