



Offers Over £258,000
42 Levenbank Drive
Leven, KY8 4FJ



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Levenbank Drive

Leven, KY8 4FJ

Forming part of a sought after development located on the western edge of the town, this SUPERB DETACHED FAMILY HOME offers stunning presentation and is in TRUE MOVE IN CONDITION. Accommodation, on the ground floor comprises: Hall, beautifully presented lounge, fabulous kitchen dining room with integrated appliances, Utility room and down stairs WC. Additionally the garage has been extensively converted to form a Childs' play room and office. The upper floor accommodates the master bedroom with ensuite, two further bedroom and luxurious family bathroom. Landscaped child safe gardens with drive and hot tub house. A Family Home that must be viewed to be appreciated.





Hall

Principle access to this superb family home is through an attractively finished panelled and pattern glazed external door. The spacious hall offers access to the Lounge and extensively converted garage/play room. Cupboard offers storage. Quality American oak finished laminate flooring. Stairs rise to the upper level.

Lounge

A beautifully appointed public room, positioned to the front of the property with double window formation over looking Levenbank Drive. A fabulous split face tiled Media Wall forms the main focal point and includes space for large flat screen Television, plus display and media shelves. Professional modern decoration, down lighters and Bluetooth speakers to the ceiling. The lounge is semi open plan to the kitchen dining room.



Kitchen with Open Plan dining Room

The superb Kitchen Dining room offers an array of high end, gloss finished floor and wall storage units, drawer units, contrasting wood effect wipe clean work surfaces with inset sink, drainer and mixer taps. The integrated appliances include "Neff" Fan assisted oven, "Cooke and Lewis" induction hob, (stainless steel splash back) and modern chrome finished chimney style extractor, wine chiller, integrated and concealed fridge, Freezer and dishwasher. Large extra wide coordinated breakfast bar. Floor to ceiling window and sliding glazed door egress to the landscaped rear garden. Further window looks to the rear. Quality Laminate flooring.

Utility Room

The Utility room is accessed from the kitchen and has an external door leading to the child safe rear garden. Matching (With the kitchen) floor and wall storage units. Wood effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer tap. An additional door accesses the downstairs cloakroom WC. Tiled flooring.

Downstairs Cloakroom WC

Handy for the growing family the downstairs cloakroom WC has two piece suite comprising low flush WC and wall mounted wash hand basin. Tiled flooring.



Extensively Converted Garage/ Play room and Office

The Garage, internally has been extensively converted and is now utilised as a Play area/ Office, although this can not be classed as a room (as no window) it is fully lined and floored and has a lowered ceiling with downlighters, Tastefully decoration. An additional door leads to an area to the rear that could operate as a home office. This area could easily be returned to a Garage if required.

Upper Floor

Stairs and Landing

The wide staircase rises to the upper level. The landing has internal doors lead to all three bedrooms and the family bathroom. Ceiling hatch accesses the attic space.

Family Bathroom

The Family bathroom offers a luxurious finished, extensively tiled in Italian style over sized tiling, three piece suite comprises low flush WC with concealed cistern, wash hand basin and extra deep panel bath with German style thermostatically controlled shower with rain drop head plus lower level hand held shower fitments.

Master Bedroom

A superbly presented over sized master bedroom, positioned to the front of the property with double window formation over looking LevenBank Drive. His and her built in wardrobes feature on opposite walls. Feature wall decoration. A further door leads to the Ensuite Shower Room.

Ensuite Shower Room

The beautifully finished ensuite shower room is extensively tiled and wet walled, facilities comprise low flush WC and wash hand basin set into a tasteful vanity plus a large curving shower compartment with "Mira Sport" electric shower. Chrome finished ladder style heated towel rail. Opaque glazed window.

Bedroom Two

The second excellent sized double bedroom again located to the front of the property. Window formation over looks Levenbank Drive. Built in wardrobes with mirror sliding doors. Tasteful feature wall decoration.

Bedroom Three

The third bedroom is located to the rear of the property with window formation over looking the enclosed rear garden.





Garden

The garden to the front of the property is of open plan design and includes side by side parking for two cars. The child safe, enclosed rear garden have been thoughtfully landscaped and are laid to lawn with slate tile surround, large flagstone patio and Hot tub out house that could easily be converted to form an ideal summer house. (It has light and power) The Hot Tub maybe available by separate negotiation. Similarly there is an electric car charger that maybe available subject to price or by separate negotiation.

Heating and Glazing

Gas central heating, Double glazing throughout.

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

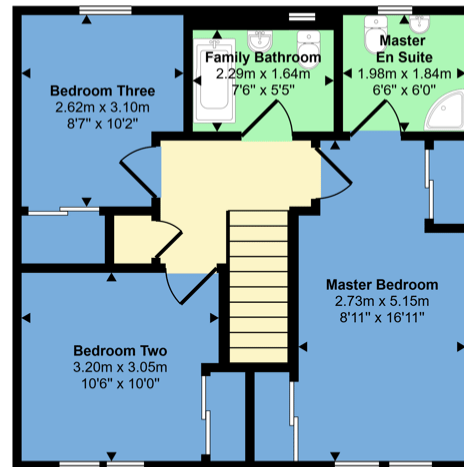
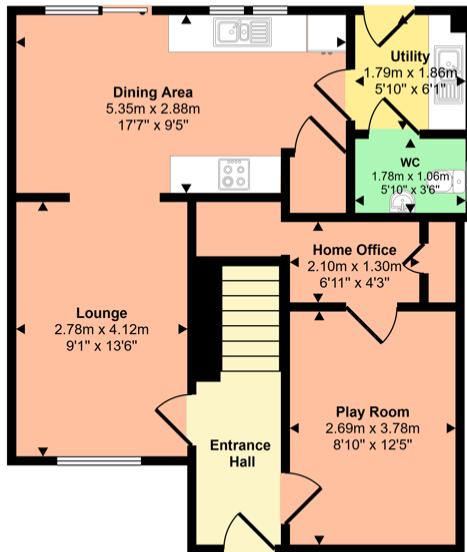
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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
109 sq m / 1172 sq ft



Ground Floor
Approx 57 sq m / 615 sq ft

First Floor
Approx 52 sq m / 557 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		90
(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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