



Offers Over £184,000  
33 Montgomery Drive  
Leven, KY8 4AQ



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# Montgomery Drive

Leven, KY8 4AQ



This fantastic END TERRACED FAMILY HOME is positioned within expansive gardens. Forming an IDEAL FAMILY HOME accommodation comprises: Hall, tastefully appointed lounge, breakfasting kitchen, Conservatory, Downstairs Family Bathroom and upstairs WC, and three excellent sized double bedrooms. Garden with external Garden Room and generous sized drive. The ideal Family home located within the Mountfleurie Estate thus ideal for the Primary School, shops, parks and many other amenities.





## Hall

Principle access to this family home is through a double glazed external door. The hall leads to the lounge, breakfasting kitchen, Conservatory and Family Bathroom. A staircase rises to the upper level. Two large cupboards allows for storage.



## Lounge

A well appointed public room positioned to the front of the property with window formation over looking the front garden and Montgomery Drive. The focal point for the room is an impressive acoustic wall with bracket for large flat screen TV set above a modern bio ethanol fire within a marble effect surround. Feature wall decoration. Quality American oak finished laminate flooring.

## Breakfasting Kitchen

The remodelled breakfasting kitchen offers an excellent supply of gloss finished floor and wall storage units, drawer units, display cabinet. Wipe clean work surfaces with inset sink, drainer and mixer taps. Tiled splash backs. Contrasting wipe clean work surfaces with matching breakfasting bar. Integrated oven, four burner gas hob and overhead fixed extractor, space and plumbing for dishwasher and automatic washing machine. Window formation and external door exit to the expansive rear garden.

## Conservatory

The Conservatory is attached to the side of the property, and is accessed from the hall. Double French doors open into the expansive gardens. The room is presently being utilised as a formal dining room.



### Family Bathroom

The family bathroom has been tastefully redesigned and is wet walled throughout. Three piece suite comprises low flush WC, wash hand basin set into an attractive vanity and "L" shaped bath/shower combination with thermostatically controlled shower that includes both hand held and raindrop head fitments. Chrome finished ladder style heated towel rail. Modern panelled and mirrored ceiling with down lighters. Opaque glazed window.



### Upper Floor

#### Stairs and Landing

A wide staircase rises to the upper level. Vertical window formation allows for natural light. The landing offers access to all three bedrooms and Upstairs WC.

#### Bedroom One

An excellent sized double bedroom positioned to the front of the property with window formation over looking Montgomery Drive. Built in wardrobe. Feature wall decoration.

### Bedroom Two

The second double bedroom is located to the rear of the property with window formation over looking the expansive rear garden. Built in wardrobe. Feature wall decoration.

### Bedroom Three

The third double bedroom is again located to the rear of the property with window formation over looking the expansive rear garden. Built in wardrobe. Feature wall decoration.

### Upstairs WC

This handy upstairs WC's facilities comprise a traditional wash hand basin and low flush WC

### Gardens and Drive

The property occupies a generous sized corner plot. The gardens to the front and side have a lawn and expansive mono block and stone chipped parking areas, large enough for several vehicle. The rear garden has a large artificial grass lawn, raised decking areas, additional built in seating. Garden room and shed.



### External Garden Room

The external garden room is presently being used as a gym but could be a traditional summer house, outside bar, work room etc. Fully lined and floored internally. pitched ceiling. Light and power

### Heating and Glazing

Gas Central Heating .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

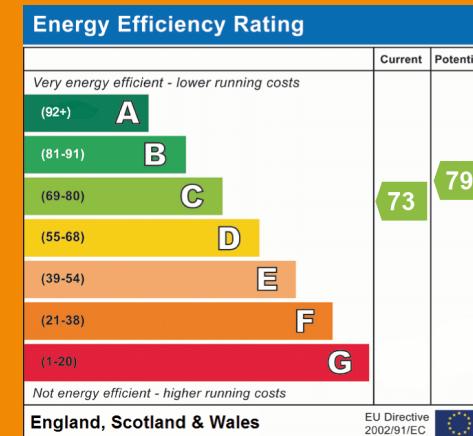
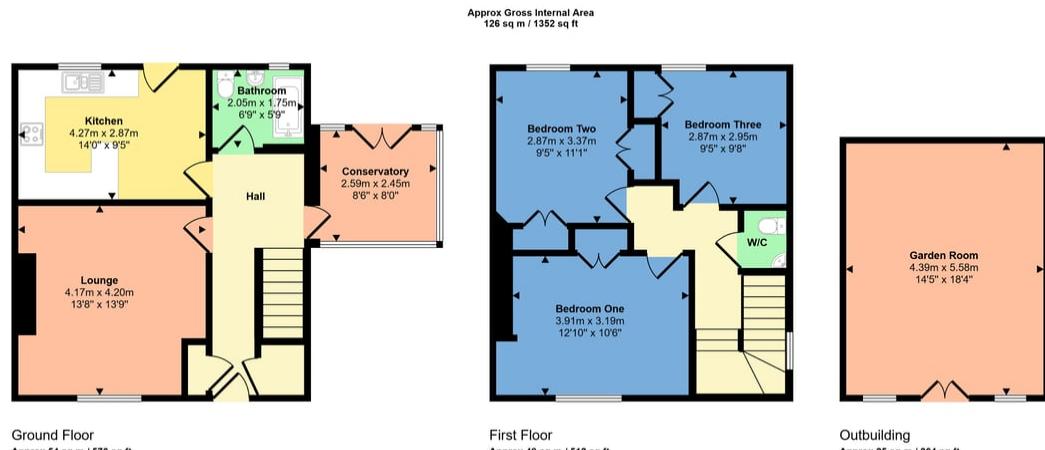
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### 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.



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