



Offers Over £249,995  
Shotburn House  
Windygates Road



DELMOR  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)





# Shotburn House

Leven, KY8 4DR

**\*\*\*NEW PRICE-REDUCED\*\*\*NOW OVER £20,000 BELOW HOME REPORT VALUE\*\*\***  
SHOTBURN HOUSE WEST boasts one of Leven's premier locations, this superb TRADITIONAL SEMI DETACHED VILLA is set within its own grounds that include a good sized drive and garage. Accommodation at ground floor level comprises; Vestibule, Hall, superbly spacious lounge with log burner, large sunroom modern high end kitchen with most appliances integrated, Utility Room and downstairs cloakroom WC. The upper floor accommodates Gallery landing, a Home Office area, three bedrooms, family bathroom and separate shower room. Gardens to front side and rear. A well maintained and tastefully presented TRADITIONAL FAMILY HOME awaits you.







### Vestibule

Access to this family home is through a panelled UPVC external door with window above allowing for natural light. The Vestibule has cloaks hanging space, an internal timber and glazed door leads to the Hall,

### Hall

The hall leads to the lounge. A staircase rises to the upper level.

### Lounge

An extremely spacious public room located towards the rear of the property. Focal point for the room is an attractive log burner with marble finished hearth and timber mantle. Recess alcove with cupboard and display shelving. Triple doors lead to the sun room to the rear.

### Sun Room

The Sun Room is accessed from the lounge. Windows on three sides over look the mature gardens. Sliding glazed door egresses to the gardens. Velux windows finish the room.



### Kitchen

The Kitchen has been completely remodelled, beautifully finished and offering an array of high end, gloss finished floor and wall storage units, drawer units, marble finished wipe clean work surfaces with inset sink, drainer and mixer taps. Integrated electric fan assisted oven, four burner with glazed splash back and "Bosch" hob and modern jet and glazed finished extractor. Integrated and concealed fridge and freezer, Power points finished in brushed chrome. Lowered ceiling with down lighters. Cupboard houses the gas combi central heating boiler and offers additional storage. Window formation looks to the side of the property.

### Utility Room

The Utility Room is semi open plan to the kitchen and is positioned towards the rear of the property. The base storage units and work tops match with the kitchen. Plumbing for automatic washing machine, space for tumble dryer. Opaque glazed window.

### 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. Chrome finished ladder style heated towel rail.



## Upper Floor

### Stairs and Upper Hall

The staircase rises to the upper level, The spacious gallery style upper hall offers access to the bathroom, shower room, Bedroom one and the upstairs reception room. Velux window and additional angled window formations allows for natural light.

### Bedroom One

An excellent over sized double bedroom, double aspect windows with Velux window formation looking to the rear and a further window formation looking to the side. The room enjoys a range of modern, fully fitted beech wood finished wardrobes with ample hanging rails, shelves, drawers and bi folding doors. Sizes include the coombe of the ceiling.

### Family Bathroom

A fabulously planned family bathroom, tiled throughout in Italian style over sized tiling. three piece suite comprises low flush WC and wash hand basin set into a tasteful vanity unit plus a free standing double ended with chrome finished mixer taps and shower fittings. Chrome finished ladder style heated towel rail plus additional modern vertical radiator. Panelled ceiling with downlighters.



### Shower Room

Tastefully modernised, the shower room is wet walled and tiled throughout. Double shower compartment with thermostatically controlled shower that includes both hand held and rainfall head shower fittings. Modern panelled ceiling. Slate tiled flooring.

### Upper Reception Room

The upper reception room is accessed from the gallery landing. This could form a good Home Office space, Internal doors lead to bedrooms two and three. Large Velux window formation attracts natural light. Combed ceiling.

### Bedroom Two

An excellent sized double bedroom, Velux window formation allows for natural light. Size include the coombe of the ceiling.

### Bedroom Three

This bedroom has a window formation looking to the front of the property. Downlighters to the ceiling.

### Garage

A good sized garage with vehicle access from the resin drive through an electrically operated remote controlled door. Light and power. Vehicle charging point.





### Gardens

The property is access from the rear of the property (Windygates Road) a large resin drive offers off street parking and leads to the garage. The upper garden to the front of the property is designed for easy maintenance and mainly laid to patio. Log storage and large timber shed. Further mature gardens gently slope away from the property

### Heating and Glazing

Gas Central Heating, Double Glazing

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)

### 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.

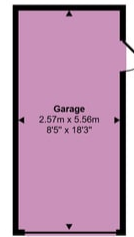
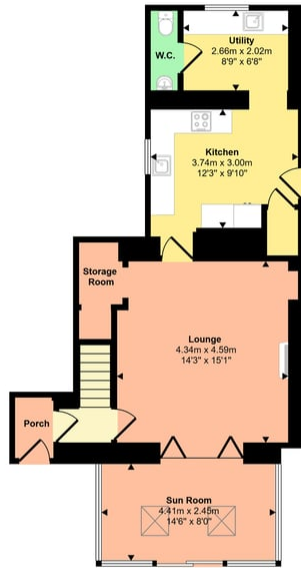
### FREE VALUATION

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  
165 sq m / 1779 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 Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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