



Offers Over £265,000  
5 Rowan Lane  
Leven, KY8 4FL



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# Rowan Lane

Leven, KY8 4FL

A simply FABULOUS DETACHED VILLA offering superbly presented spacious family accommodation. This spectacular home benefits from gas central heating backed up by sealed unit double glazing. On the ground floor is the beautifully appointed lounge, superb fitted dining kitchen (with most appliances integrated) and Cloakroom WC, upstairs accommodates the master bedroom with ensuite shower room, two further tastefully presented bedrooms and family bathroom. Integrated garage. Generous sized cobble mono blocked drive. Child safe carefully planned and landscaped garden to the rear. A FIRST CLASS FAMILY HOME. Viewing strictly by appointment.







### Vestibule

Access to this family home is through an attractive panelled and double glazed external door. A modern glazed and timber door leads to the hall. Further internal door access the down stairs cloakroom WC. Quality wood finished flooring.

### Hall

The hall has a further modern glazed and timber door leading to the lounge. A wide staircase rises to the upper level. The quality wood finished flooring continues through from the vestibule and into the lounge.

### Lounge

A spacious and beautifully appointed public room, located to the front of the property with a triple bow style window providing lots of natural light. The quality wood finished flooring continues through from the hall. Further door leads to the dining kitchen. Large walk in under stair storage cupboard. Tasteful professional decor.



### Kitchen Dining Room

A fabulous modern Kitchen Dining Room boasting an excellent supply of modern high end floor and wall storage units, drawer units, contrasting block wood effect wipe clean work surfaces with matching wet walled splash backs. Inset one and a half basin composite sink, drainer and contemporary mixer taps, integrated eye level fan assisted oven with microwave above, integrated extend five burner gas hob with jet glazed splash back and modern angled extractor, integrated and concealed dish washer, plumbing for washing machine. A further cupboard houses the recently replaced gas combi boiler. Window formation and external door exit to the enclosed rear garden. The dining area has space for a good sized dining table. Floor to ceiling window and sliding glazed door egress to the patio area. Down lighters to the ceiling. Quality Laminate flooring.

### Downstairs Cloakroom WC

Handy for the growing family the downstairs cloakroom WC is equipped with a two piece white suite comprising pedestal wash hand basin and low flush WC. Opaque glazed window.



## Upper Level

### Stairs and Landing

Stairs rise to the upper level, a window formation at the turn of the stairs allows for natural light. The landing has internal doors leading to the family bathroom and all three bedrooms. Ceiling hatch accesses the attic space. Professional fresh decoration.

### Master Bedroom

A generous sized and beautifully presented double bedroom located to the front of the property with large window over looking the quiet cul de sac. Built in wardrobe with sliding doors. Wall bracket for flat screen television. A further door leads to the Ensuite Shower Room. Quality neutral decoration.

### Ensuite Shower Room

The ensuite shower room is equipped with pedestal wash hand basin, low flush WC and tiled shower enclosure with "Triton Trance" electric instant shower. Opaque glazed window



### Bedroom Two

Another excellent sized double bedroom this time located to the rear of the property with window formation over looking the beautifully landscaped rear garden. Built in wardrobes with mirror sliding doors. Tasteful neutral decoration.

### Bedroom Three

The third bedroom is again located to the rear of the property with window formation over looking the enclosed rear garden. Feature wall decoration. The room is presently being utilised as a Home Office.

### Family Bathroom

Tastefully finished the family bathroom enjoys extensive split face tiling, three piece suite comprises low flush WC, pedestal wash hand basin and panel bath that includes chrome finished mixer taps with rain drop head shower fitment. Opaque glazed window.

### Integrated Garage

Attached to the side of the property a good sized garage which is equipped with light and power and up and over door.





### Garden and Drive

The grounds to the front of the property mainly form a good sized cobble effect mono block drive leading to the garage. The enclosed rear garden has been carefully planned and landscaped laid to lawn, large patios and raised flower beds.

### Heating and Glazing

Double Glazing. Gas central heating with a recently replaced combi boiler.

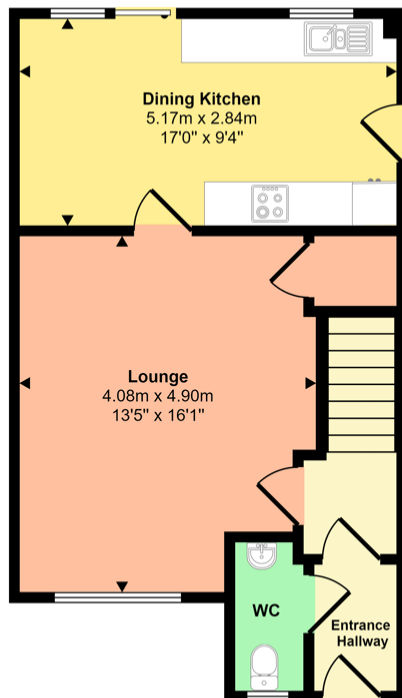
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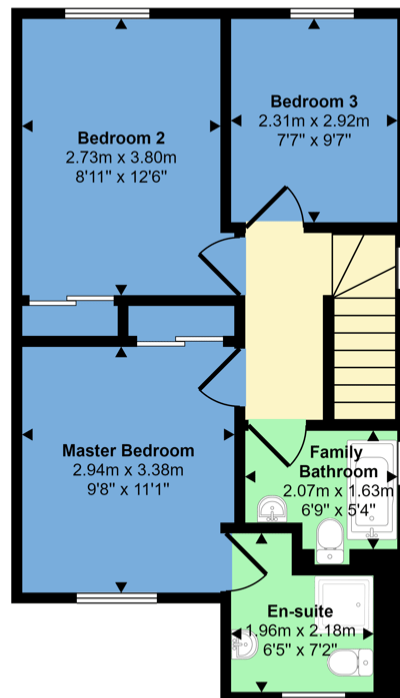




Approx Gross Internal Area  
88 sq m / 949 sq ft



Ground Floor  
Approx 43 sq m / 468 sq ft



First Floor  
Approx 45 sq m / 481 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+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(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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