



Offers Over £239,500  
34 Manse Park



DELMOR  
01333 421 816  
leven@delmor.co.uk



# Manse Park

Kennoway, Leven, KY8 5LZ

\*\*\*\* NOW £5500 BELOW HOME REPORT \*\*\*\*Rarely available on the market this three bed detached property situated on a large corner plot is an ideal family home in a much sought after area of Kennoway. Accommodation comprises; Modern open plan kitchen Dining Room, spacious Lounge, downstairs W/C, three bedrooms and family shower room. The property benefits from a separate garage and permanent lean-to outbuilding which is currently being used as a Hobby Room, this would make an idea home office also. In addition to the front garden area there is a further grass area to the side that also belongs to the property. Viewing strictly by appointment.





### Entrance Hallway

Entry to the property is by a panel and glazed UPVC door leading into the hallway. The hallway offer access to the downstairs W/C and into the open plan dining room kitchen.

### Lounge

A well sized room located to the front of the property with double large window aspects over looking the front garden. Featuring an electric coal style fire inset into marble style hearth and mantel with feature spotlighting. Light professional decor throughout, coving to ceiling, high quality oak style finishings.

### Open plan Kitchen Dining Room

A spacious open plan kitchen dining room offering modern living. Kitchen offers a supply of wall and floor storage units, wipe clean work surface with coordinating splashback, inset sink with mixer tap and four ring hob. Space for under worktop fridge and freezer, space and plumbing for automatic washing machine and slimline dishwasher. Double windows to side and rear supply natural light. Dining area is large enough for family dining with doors leading to the Lounge, hallway and staircase rising to upper level. French style patio doors access the rear garden.



### Downstairs W/C

Located towards the front entry door in the hallway, this W/C provides wash hand basin and low flush wc set into tasteful vanity unit which also offer some storage. Ideal for the growing family and entreating guests.

### Upper Level

#### Bedroom 1

Located to the rear of the property with large window over looking the enclosed garden. A good sized double room, feature wall decoration to compliment the neutral decor.

#### Bedroom 2

This time located to the front of the property with window over looking the front garden and Manse Park itself. Over stairs cupboard offers storage and access to the attic hatch.

#### Bedroom 3

Again located to the front of the property with window overlooking the street. Cupboard offers storage.



### Shower Room

Three piece suit comprising; curved corner shower cubicle with thermostatically controlled shower with both rainfall and hand held fittings, Wash hand basin and low flush wc set into tasteful vanity unit which also offers storage. Extensively tiled throughout and wet walled within shower cubicle, stainless ladder style radiator and opaque glazed window offers light and ventilation.

### Attic

Can be access from bedroom two. Attic is partially floored and had lighting supply.

### Out House

This permanent outbuilding in the form of a lean-to external porch offers the possibility of an external workshop/hobby room and storage. Timber type structure with double glazed upvc windows.



### Garage, Driveway and Gardens

Purpose built brick garage to the side of the property with extensive driveway. Garden to the front of the property is mainly laid to lawn. Large enclosed rear garden mainly laid to lawn with various patio seating areas, rockary flower bed, gate leads to the garage and driveway. Additional land to the side of the front garden is shared with neighbour and details can be provided with the title deeds.

### Glazing and Heating

Double glazing and gas central heating.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
Fife  
KY8 4LA  
TEL: 01333 421816  
EMAIL: [leven@delmor.co.uk](mailto:leven@delmor.co.uk)  
[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

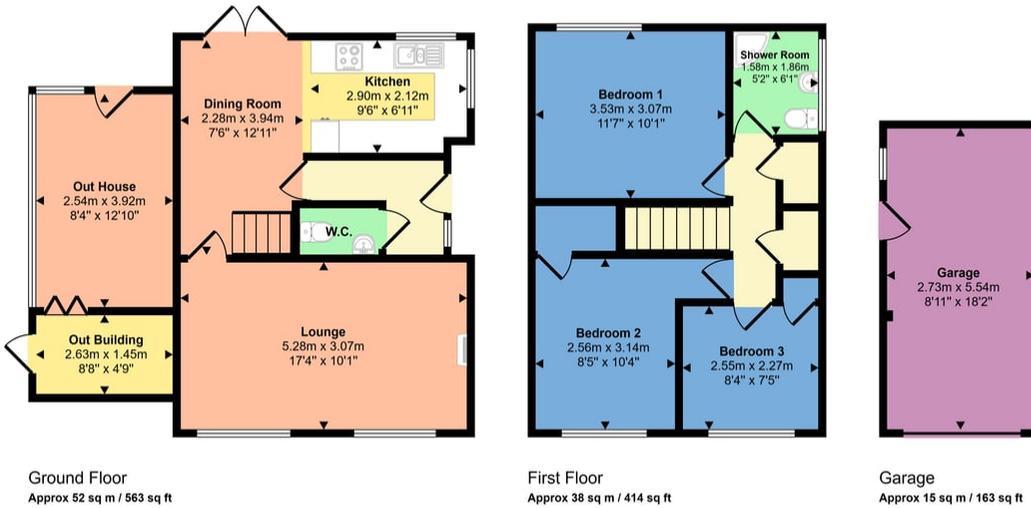
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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  
106 sq m / 1141 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.

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk