



Offers Over £178,000  
Kennachin  
Leven Road



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





# Kennachin

Kennoway, KY8 5JA

A well maintained spacious Bungalow located in the ever popular town of Kennoway and within walking distance to a host of local amenities including, shops, schools and bus travel routes. Offering one level living with accommodation comprising of Lounge with open plan dining room, kitchen, family bathroom and three bedrooms. Property benefits from front and rear enclosed gardens. Viewing strictly by appointment.







### Entry Hallway

A spacious 'L-shaped' hallway with doors leading to the lounge, kitchen, family bathroom and all three bedrooms as well as a cupboard which allows access to the basement. Attic hatch (No flooring within the attic).

### Lounge

A light spacious room with the focus of the brick and wood built extended mantle and brickwork arch leading to the dining room. Flooded with natural light with a window formation over looking the front garden with added light flowing from the dining room. Wood and opaque glazed panels and doors separate the lounge from the entry hallway. Coving and spot lighting to the ceiling.

### Dining Room

Access to the dining room can be from either the archway in the lounge or the door leading from the kitchen. Window formation over looks the rear garden. Light bright room with feature being the brick arch open plan to the lounge.



### Kitchen

A well sized room which accommodates a variety of floor and wall storage units, drawers, wipe clean work surfaces with inset sink, drainer and mixer tap. integrated oven with four burner hob and extractor fan above. Tiled splashback in keeping with the partially tiled walls, laminate flooring and neutral decor. Large window formation allows an abundance of natural light and over looks the rear garden.

### Family Bathroom

A spacious family bathroom with four piece suite comprising; Low flush WC, pedestal wash hand basin, corner bath and separate corner shower cubicle. Plenty natural light and ventilation from opaque glazed window, reflected in the extensive mirrored wall, remaining walls are tiled and modern wet wall within the shower cubicle which benefits from both rain fall and hand held fitments.

### Bedroom 1

Located to the front of the property with window formation offering natural light over looking the enclosed front garden. Double built in wardrobe gives storage. Central light and coving to the ceiling.



### Bedroom 2

This room is located to the rear of the property with large window formation offering an abundance of natural light and views over the well maintained rear garden. Double built in wardrobe for storage. Feature wall decoration and coving to the ceiling.

### Bedroom 3

Again located to the front of the property. A light bright room with feature wall decoration, central light and coving to the ceiling. Single built in cupboard allows for storage.

### Basement

Access to the basement is via a large cupboard within the hallway with the use of ladders. Extends below the majority of the property itself, lighting and electricity are provided to the area. Concrete floor throughout.



### Gardens

The enclosed front garden is mainly laid to lawn with paved pathways leading to the stairs at the front door and to the side of the property giving access to the rear garden. Further pedestrian access leads to the rear also. Well maintained garden to the rear is split over two levels, the upper direct from the back door is mainly laid to lawn with some bordering plants and pathway leading to the lower garden.

### Heating and Glazing

Double glazing and gas central heating.

### 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.




The floor plan shows a rectangular house with a central yellow hallway. The layout includes:


- Bedroom 1** (top right, blue): 3.36m x 3.44m (11'0" x 11'3")
- Bedroom 2** (top left, blue): 3.28m x 3.49m (10'9" x 11'5")
- Bedroom 3** (middle right, blue): 3.33m x 2.36m (10'11" x 7'9")
- Bathroom** (middle left, green): 3.31m x 2.05m (10'10" x 6'9")
- Kitchen** (bottom left, yellow): 3.23m x 3.99m (10'7" x 13'1")
- Dining Room** (bottom left, orange): 3.35m x 2.81m (11'0" x 9'3")
- Lounge** (bottom right, orange): 4.40m x 4.51m (14'5" x 14'10")
- Entrance** (center, yellow): Access to the lounge and hallway.

Additional features include a sink and stove in the kitchen, and a toilet and bathtub in the bathroom. Arrows indicate the flow of traffic between rooms.

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
<p>Very energy efficient - lower running costs</p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
		68	86
<p>Not energy efficient - higher running costs</p>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
		65	86
<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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