



16 Lawrence Drive, Leven, Fife, KY8 4AS

Offers Over £165,000



SPACIOUS 4 Bedroom 2 Bathroom EXTENDED Semi-Detached Villa with the OPPORTUNITY TO ADD VALUE, off street parking, garage and a garden room, a great family home. Located within walking distance to the Local Primary School and a short drive to Leven for the beaches, high street, retail parks, golf courses, and train station. Accommodation: Hall, lounge, kitchen, downstairs bedroom with ensuite shower room, W.C and 3 further double bedrooms one with an ensuite wet room. DG. GCH. Gardens. Garden Room. Summer House. Driveway. Garage. PERSONAL PROPERTY TOUR available online.



LOCATION

Leven is a seaside town in Fife which has an abundant range of local services and leisure activities. The High Street and retail park have a wide range of major shops and supermarkets (Sainsbury, B & Q, Starbucks, Costa, McDonalds) including many local specialist stores. A choice of 3 primary schools with secondary education provided at Levenmouth Academy. When it comes to leisure activities there is the recreational woodlands, Letham Glen, Silverburn Forest, Leven beach (which is part of the Fife Coastal Path), Scoonie and Leven Links Golf courses and a swimming pool making it a fantastic lifestyle choice. St Andrews - the Home of Golf and the East Neuk are both within an hour's drive. Leven train station provides excellent commuter links with Edinburgh Waverly, A915 and the A92 provide great road links for further afield.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed window leading into the spacious lower hallway. Carpeted stairway with 2 double-glazed windows to the side leads to the upper landing. Cupboard houses the gas central heating condensing combi boiler. Under stair cupboard provides additional storage space. Radiator. Tiled flooring.

LOUNGE

14'5" x 13'10" (4.41m x 4.23m)

Spacious lounge with a double-glazed window to the front. Feature fireplace set in a natural stone surround. Alcove provides display/storage space with cupboards providing additional storage. Coving. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

12'0" x 9'1" (3.67m x 2.78m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include a gas range cooker, extractor

fan, eye level ovens and grill. Double-glazed window to the rear overlooking the garden. Radiator. Tiled flooring. UPVC double-glazed door provides access to the rear garden.

BEDROOM 4

13'7" x 10'4" (4.16m x 3.16m)

Spacious double bedroom with a double-glazed window to the side. Cupboard provides shelving/hanging/storage space. Radiator. Tiled flooring. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

10'4" x 2'11" (3.15m x 0.91m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with pivot screen doors and a thermostatic shower. Opaque double-glazed window to the rear. Fully wet walled and tiled. Heated towel rail. Tiled flooring.

W.C

4'9" x 3'1" (1.45m x 0.96m)

2-piece suite comprising: W.C and a wash hand basin. Partially tiled. Heated towel rail. Tiled flooring.

UPPER LANDING

Bright upper landing leading to 3 double bedrooms. Cupboard provides shelving/storage space. Hatch provides access to the attic. Radiator. Carpeted.

BEDROOM 1

10'7" x 10'0" (3.24m x 3.05m)

Good-sized double bedroom with a double-glazed window to the front. Cupboards provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

11'6" x 10'7" (3.51m x 3.25m)

Additional double bedroom with a double-glazed window to the front. Built-in wardrobes provide shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 3

13'8" x 9'6" (4.17m x 2.91m)

Further double bedroom with a double-glazed window to the rear. Radiator. Carpeted. Doorway to the ensuite wet room.

ENSUITE WETROOM

9'1" x 6'2" (2.77m x 1.89m)

3-piece suite comprising: W.C, wash hand basin and a walk in shower area with fixed curtain rail and an electric shower unit. Opaque double-glazed window to the rear. Fully wet walled. Heated towel rail. Anti-slip wet room flooring.

GARDEN

To the front of the property is low maintenance laid with paving and monobloc providing ample off street parking and access to the garage. To the rear of the property is an enclosed garden again mainly low maintenance with areas of timber decking, concrete and lawn. Ample space for garden furniture to relax and enjoy time in the sun. Timber summer house. Garden Room.

GARDEN ROOM

22'9" x 11'4" (6.95m x 3.47m)

Good-sized garden room provides flexible additional accommodation. Fully insulated with provision for light and power. Walk-in cupboard provides ample storage space. Double-glazed window overlooking the garden. Electric panel heater. Wall mounted AC unit. Laminate flooring.

GARAGE

24'6" x 7'11" (7.49m x 2.42m)

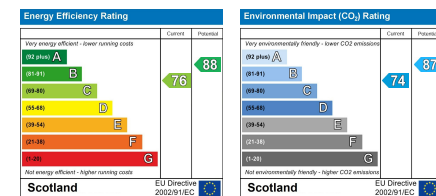
Spacious garage accessed via an electric up and over door provides secure parking with ample additional storage space. Provision for light and power with concrete flooring. UPVC door provides access from the rear garden.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.







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