



45 Kenmount Place, Kennoway - KY8 5LT

Leven

Offers Over £125,000





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45 Kenmount Place

Kennoway, Leven

New for sale a spacious Semi Detached Villa in large garden plot, scope to extend subject to planning. Home Sweet Home Estate Agents Fife are delighted to present for sale a spacious home comprising Entrance Hall - Lounge- Dining Kitchen - Two Double Bedrooms - Boxroom - Shower-Room * Sep WC. Benefitting from DG-GCH - EPC D - HOME REPORT £130,000. Externally enclosed front garden, large single drive leads to Timber Garage & generous enclosed rear garden with South facing aspect. View Now! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEMI DETACHED VILLA IN LARGE GARDEN PLOT
- TWO DOUBLE BEDROOMS & BOXROOM
- LARGE DRIVE - TIMBER GARAGE - SUMMERHOUSE
- GENEROUS ENCLOSED GARDENS
- BRIGHT LOUNGE
- MODERN DINING KITCHEN
- MODERN SHOWER-ROOM & SEP WC
- PERFECT FAMILY HOME WITH SCOPE TO EXTEND
- VIEWING HIGHLY RECOMMENDED



GARDEN

Large South facing garden.

DRIVEWAY

6 Parking Spaces

GARAGE

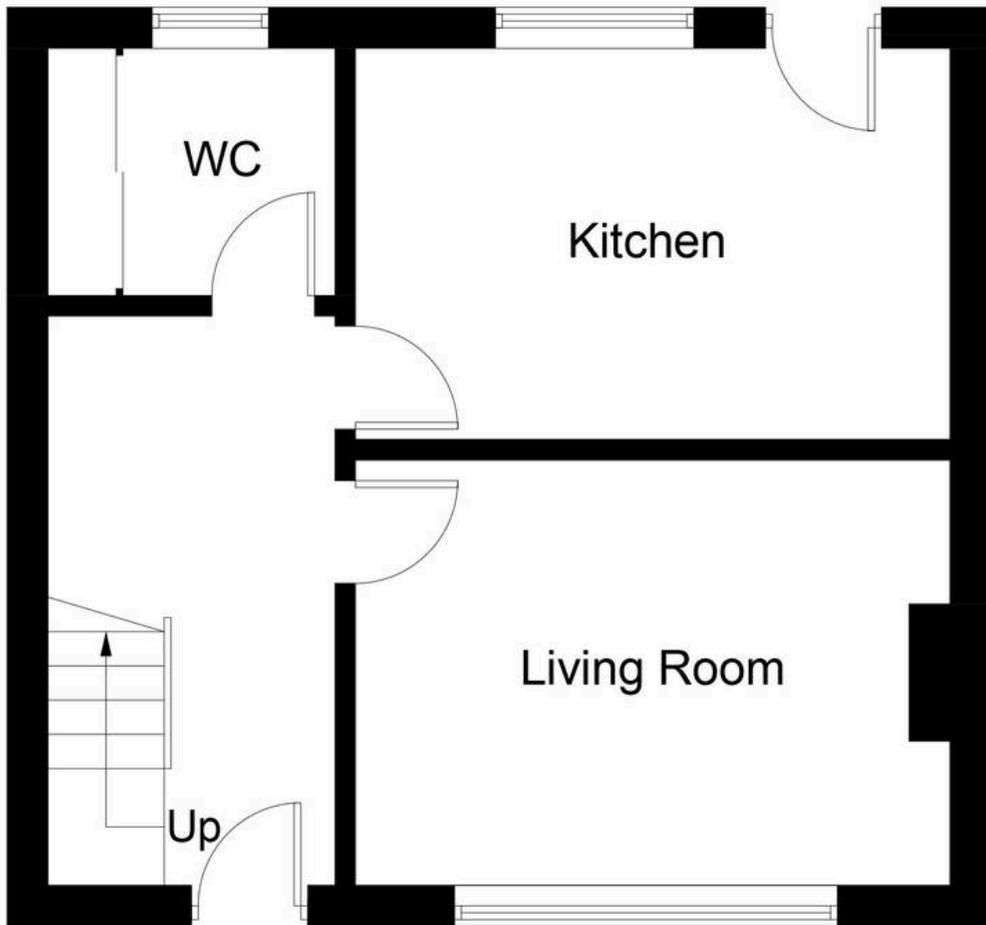
Single Garage



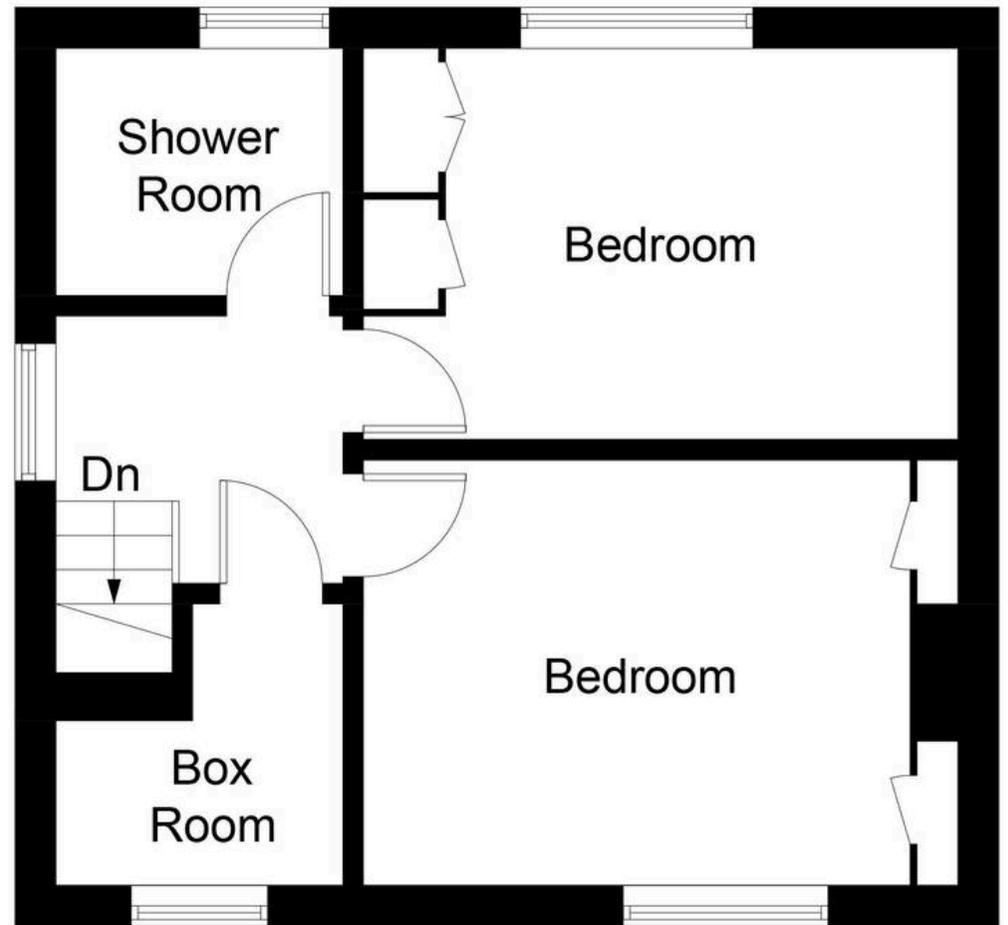


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282170)



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