



Westlands Way

Leven

Guide Price £210,000

 **WIGWAM**

Westlands Way, Leven

- 2 bedroom detached bungalow with driveway and attached single garage
- No onward chain for a smooth buying process
- Within the village location of Leven, perfect for relaxed country walks
- Spacious kitchen with in-built appliances and ample room for dining room table, perfect for family meals
- Modern style bathroom with walk in shower cubicle
- Large private garden to the rear, with patio area and flower beds



Westlands Way, Leven

Well presented and ready to move into, this delightful two bedroom detached bungalow offers a rare opportunity to secure a stylish and comfortable home in the heart of the sought-after village of Leven.

Designed with both practicality and elegance in mind, the property boasts a welcoming layout that flows effortlessly throughout, creating a sense of warmth and space ideal for modern living.

The inviting entrance hall leads to a generously proportioned lounge, flooded with natural light, perfect for relaxing evenings or entertaining guests.

The spacious kitchen stands out as the heart of the home featuring in-built appliances and ample space for a dining table, the kitchen is perfectly suited for family meals, casual breakfasts, or hosting friends.



Westlands Way, Leven

Both double bedrooms are well-sized, offering peace and privacy alongside plenty of natural light, making them tranquil retreats for restful nights.

The bathroom has been finished to a good standard, complete with a sleek walk-in shower cubicle that adds a touch of practicality and luxury to the daily routine.

Additional benefits include a private driveway and an attached single garage, providing secure parking and useful storage space.

The property is offered with no onward chain, ensuring a smooth and stress-free buying process.

Situated within the picturesque village of Leven, residents can enjoy the charm of a friendly community and the convenience of local amenities, as well as easy access to scenic country walks that make the most of the beautiful surroundings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Living room

11' 11" x 18' 11" (3.64m x 5.76m)

With carpet, feature fireplace with heath, radiator, and window.

Kitchen

11' 11" x 15' 2" (3.62m x 4.62m)

With carpet, kitchen units, laminate worktop, integrated oven and grill, 4 ring hob, stainless steel sink and tap, storage cupboard, side door to garage, radiator, and window

Bedroom 1

10' 10" x 18' 11" (3.29m x 5.77m)

With carpet, storage cupboard, radiator, and window

Bathroom

With laminate flooring, walk in shower with tiled surround wall, wash basin on pedestal, toilet, towel radiator, and window

Bedroom 2

10' 10" x 12' 4" (3.29m x 3.75m)

With carpet, radiator, and window

Garden

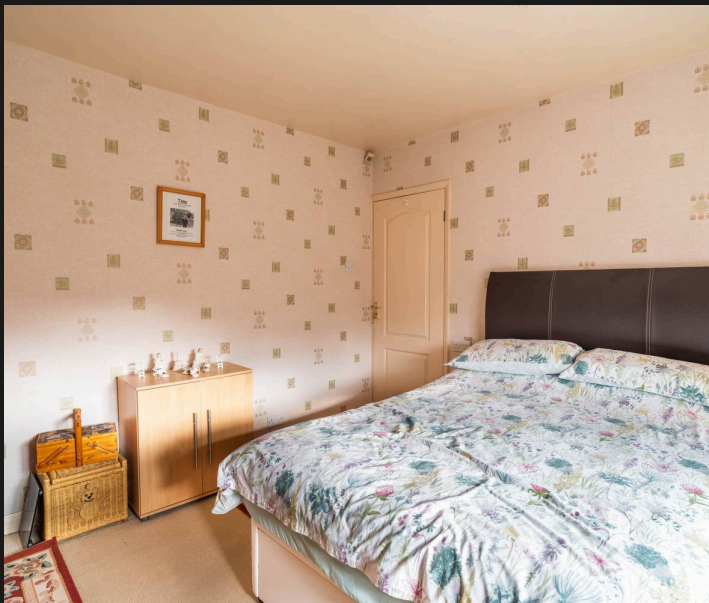
Large private garden at the rear of the property with lawn, flower beds, and patio area

Garage

Attached single garage with up and over door, electrics and storage, conservatory attached to the rear and side access to the bungalow

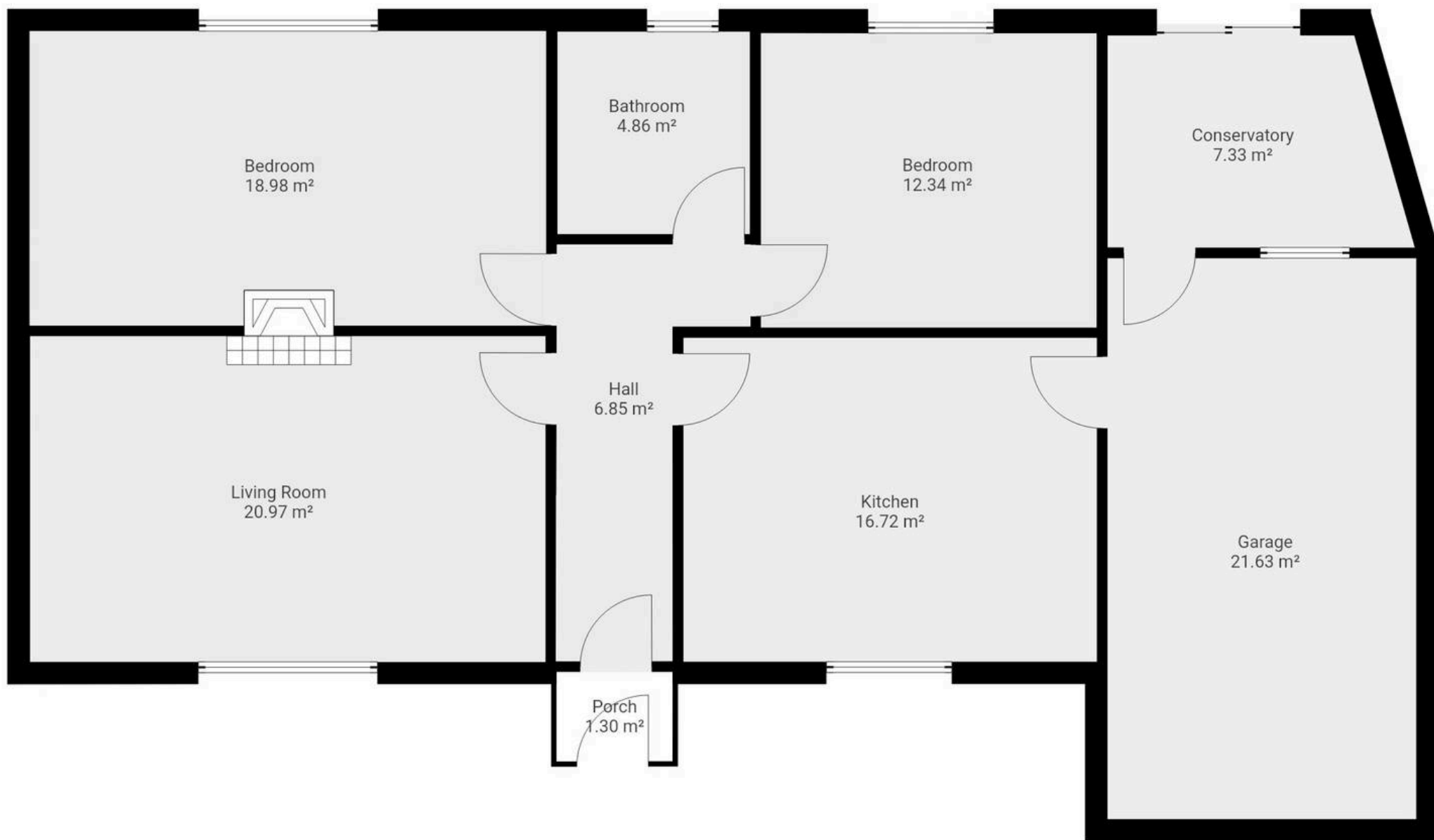
Driveway

Private drive way with parking for multiple vehicles









This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



Wigwam

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