



Offers Over £125,000
25 Waggon Road
Leven, KY8 4QJ



DELMOR
01333 421 816
leven@delmor.co.uk



Waggon Road

Leven, KY8 4QJ

Enjoying a central location, this fabulously appointed UPPER FLAT offers outstanding spacious family accommodation over two levels. The first floor level accommodates Entrance Vestibule, Hall, Lounge with impressive bay window, semi open plan dining room, kitchen, Master bedroom and cloakroom WC. The upper floor accommodates two further bedrooms and family bathroom. Low maintenance garden. A FANTASTIC FAMILY HOME IN MOVE IN CONDITION AWAITS YOU





Entrance Vestibule

Access to this family home from an external staircase then through an attractive panelled and pattern glazed UPVC external door. The Vestibule has a further timber and glazed door leading to the hall

Hall

The Hall has internal doors leading to the lounge with semi open plan dining room, master bedroom and cloakroom WC. The staircase rises to the upper level.

Lounge

A fabulously appointed public room positioned to the front of the property with the most impressive of Bay Windows over looking Waggon Road. The room is tastefully decorated, the focal point is an attractive washed wood TV wall with display shelving, recessed alcove with cupboard. Cornice to the ceiling. The room is semi open plan to dining room.



Dining Room

A second beautifully presented public room, semi open plan to the lounge. Window formation over looks the rear garden area. The room is large enough for a good sized dining table and additional free standing furniture. Bespoke feature display fireplace, feature wall decoration.

Kitchen

The kitchen enjoys a supply of modern light oak finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. Tiled splash backs. Integrated electric oven, four burner gas hob with fixed overhead extractor. Plumbing for washing machine. Window formation looks to the rear.

Master Bedroom

A good sized double bedroom positioned to the front of the property with window formation over looking Waggon Road. Cupboard allows for storage.

Cloakroom WC

A handy cloakroom WC, facilities comprise low flush WC and wash hand basin.



Stairs and Landing

The stairs rise to the upper level, the landing offers access to two further bedrooms and the family bathroom.

Bedroom Two

A second double bedroom, window formation looks to the rear of the property

Bedroom Three

The third bedroom is a small single, an ideal Home Office or nursery bedroom. Velux window formation.

Family Bathroom

The family bathroom has been tastefully redesigned, three piece suite comprises low flush WC and wash hand basin set into an attractive vanity and "L" shaped bath/shower combination. Heated towel rails, Opaque glazed window.

Garden

The garden ground is positioned to the rear, Timber shed, artificial lawn with drying green, bin and seating areas.



Heating and Glazing

Double Glazing (Upper Windows new in Oct 24)

Gas Central Heating (Boiler Oct 21 with yearly service plan)

Roof is checked yearly,
Electrics rewired in 2021.

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA

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

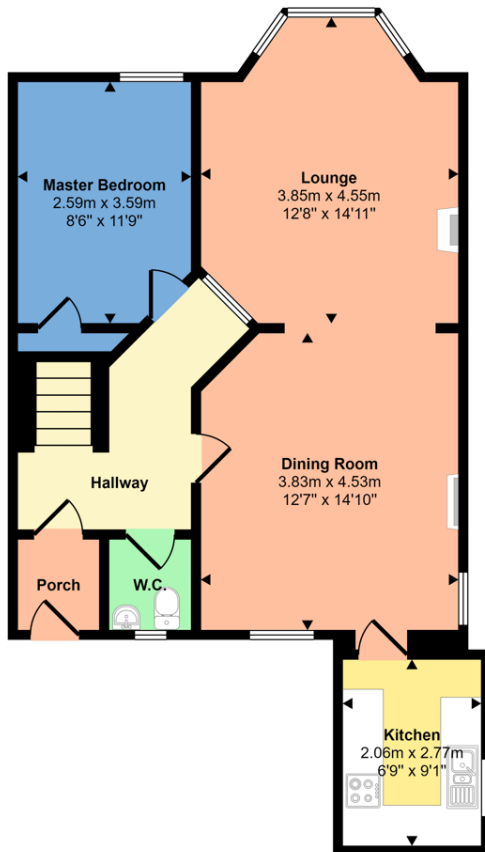
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available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



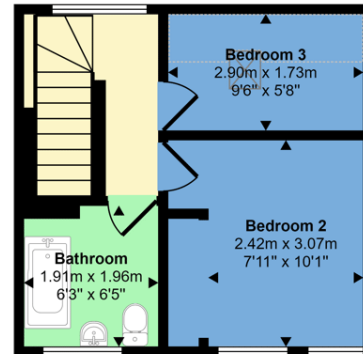
Approx Gross Internal Area
87 sq m / 934 sq ft



First Floor
Approx 62 sq m / 668 sq ft

Denotes head height below 1.5m

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.



Second Floor
Approx 25 sq m / 266 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk