



Offers Over £129,500  
5 Dyke Neuk  
Leven, KY8 5BA



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# Dyke Neuk

Leven, KY8 5BA

This EXTENDED SEMI DETACHED VILLA is located within a very popular area of Leven and is within walking distance of many local amenities. Accommodation comprises on the ground floor: Hall, bright spacious lounge, kitchen, Utility Room , Bathroom with four piece suite and downstairs double bedroom. The upper floor accommodates two further excellent sized bedrooms. Gardens. Gas Central Heating, Double Glazing. AN EXTENDED FAMILY HOME OFFERING SUPERB POTENTIAL







### Hall

Access to this family home is through a panelled and double glazed external door. An opaque glazed window to the side of the door allows for natural light. The hall has internal doors leading to the lounge, Family bathroom and downstairs bedroom. Cupboard allows for storage. Stairs rise to the upper level.

### Lounge

A bright and spacious public room with large window formation looking to the front of the property. Focal point for the room is a display fireplace.

### Kitchen

The Kitchen together with the Utility room form the extension to the rear of the property. Window formation over looks the enclosed rear garden. The room has a good supply of wood finished floor and wall storage units, display cabinets, wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splash backs, matching small breakfast bar. Integrated oven, four burner gas hob and fixed extractor.



### Utility Room

The Utility Room is positioned to the rear of the kitchen. Plumbing for automatic washing machine. External door exits to the enclosed rear garden.

### Family Bathroom

The Family Bathroom has been completely redesigned and tastefully finished, extensively wet walled room with a four piece suite comprising low flush WC, pedestal wash hand basin, panel bath and separate shower compartment. Modern panelled and mirrored ceiling with down lighters. Opaque Glazed window

### Downstairs Bedroom (Bedroom Two)

Located on the ground floor to the rear of the property. Window formation over looks the rear garden. Built in wardrobes and cupboards extend along one wall.

### Upper Floor

#### Stairs and Landing

The staircase rises to the upper level. The landing offers access to bedrooms one and three. Sky light window allows for natural light.



### Bedroom One

A superior sized double bedroom with dormer window formation looking to the front of the property. Built in wardrobes with mirror sliding doors extend along one wall.

### Bedroom Three

Similar to bedroom two, a good sized double bedroom with dormer window looking to the front of the property. Built in wardrobes with mirror sliding doors.

### Garden

The property has a small area of garden ground to the front of the property. Further fully enclosed and easily maintain gardens are positioned to the rear.

### Heating and Glazing

Gas Central Heating, Double Glazing

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
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KY8 4LA  
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### 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

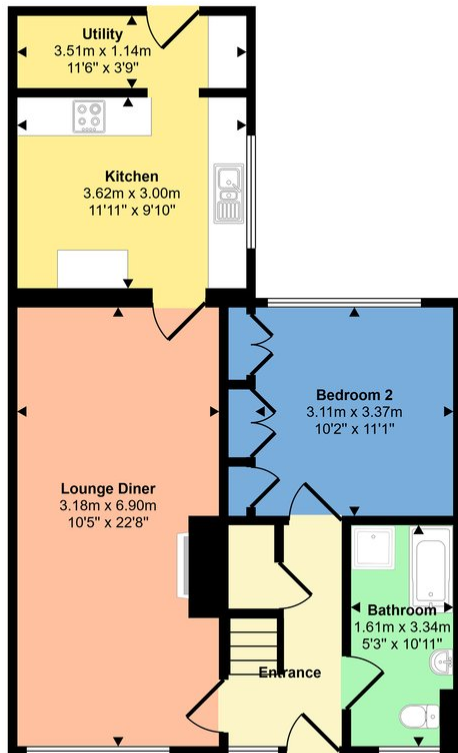
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

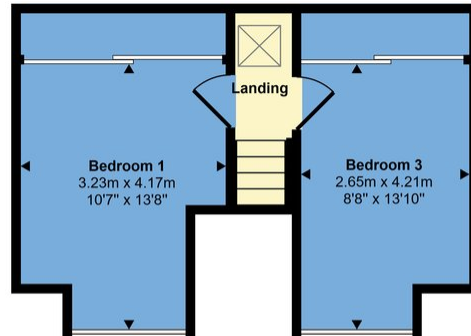
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area  
94 sq m / 1007 sq ft



Ground Floor  
Approx 63 sq m / 679 sq ft



First Floor  
Approx 30 sq m / 328 sq ft

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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