



Offers Over £234,995
15 Ewing Place
Leven, KY8 4FR



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Ewing Place

Leven, KY8 4FR

UNBELIEVABLE PRICE NOW OVER £5000.00 UNDER HOME REPORT VALUE. Simply superb DETACHED FAMILY HOME boasting the best of locations. Fabulously presented and in true SHOW ROOM ORDER, accommodation at ground floor level comprises: Hall, superbly appointed lounge, quality kitchen dining room with integrated appliances, utility room and downstairs cloakroom WC. The upper floor accommodates the Master Bedroom with en-suite shower room, two further excellent sized bedrooms and family bathroom. Integrated garage. Landscaped easily maintained gardens with drive. An outstanding Family Home awaits you.





Hall

Access to the property is through an attractive panelled and patterned glass external door. The hall has a quality modern timber and glazed door leading to the lounge. The staircase rises to the upper level. The LVT grey oak finished flooring runs through the main areas of the downstairs.

Lounge

A beautifully appointed public room, located to the front of the property with double window formation over looking the front garden and Ewing Place. Tasteful neutral decor. Large walk in cupboard offers great storage. The lounge is semi open plan to the kitchen dining room.



Kitchen Dining Room

Beautifully finished the kitchen dining room enjoys an excellent supply of quality floor and wall storage units, drawer units, block wood effect wipe clean work surfaces with matching splash backs and inset one and a half basin sink, drainer and mixer taps. Larder style cupboard, integrated double oven, four burner gas hob with stainless steel splash back and modern chrome finished chimney style extractor. Integrated and concealed, Fridge, Freezer and dishwasher. Double window formation over looks the enclosed rear garden. The dining area is large enough for a good sized dining table and additional free standing furniture. A floor to ceiling window and sliding glazed door exits to the rear patio and garden.

Utility Room

The Utility room is access from the kitchen and has an external door leading to the Cloakroom WC. An external door egresses to the rear garden. Built in matching floor base units again with block wood effect wipe clen surface and inset sink drainer and mixer taps. Plumbing for automatic washing machine.



Cloakroom WC

The handy Cloakroom WC has a two piece suite comprising low flush WC and pedestal wash hand basin. Opaque glazed window. Tile effect flooring.

Upper Floor

Stairs and Landing

The wide staircase rises to the upper level. The landing offers access to all three bedrooms and the family bathroom. Ceiling hatch leads to the attic space. Cupboard allows for storage.

Master Bedroom

A superbly presented Master Bedroom, positioned to the front of the property with double formation over looking Ewing Place. Two separate sets of built in wardrobes (His and Hers) offer great storage. Quality neutral decor. A further door leads to the Master En-Suite.

En-Suite Shower Room

The En-Suite shower room is tiled to dado rail level, three piece suite comprises low flush WC with concealed cistern and wash hand basin set into a tasteful vanity unit and extra large enclosed and tiled shower compartment with thermostatically controlled shower. Extended ladder style heated towel rail. Tile



Bedroom Two

A second excellent sized double bedroom again positioned to the front of the property with double window formation over looking Ewing Place. Built in wardrobes with mirror sliding doors. Fresh neutral decor.

Bedroom Three

The third bedroom is presently being utilised as a Home Office. Window formation over looks the rear garden. Built in wardrobes with mirror sliding doors extend along the greater part of one wall.

Family Bathroom

Facilities comprise low flush WC, wall mounted wash hand basin and panel bath with chrome finished mixer taps and shower fittings. Vanity shelving. Extended ladder style heated towel rail. Tile effect flooring. Opaque glazed window.

Integral Garage

The garage is large enough for a good sized family car. An up and over door allows vehicle access from the drive. Light and power. The garage also house the gas central heating boiler.



Gardens

The enclosed rear garden is mainly laid to lawn and patio, the open plan front garden enjoys lawn and a spacious drive allowing side by side parking.

Heating and Glazing

Gas central heating, Double Glazing

Contact Details

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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

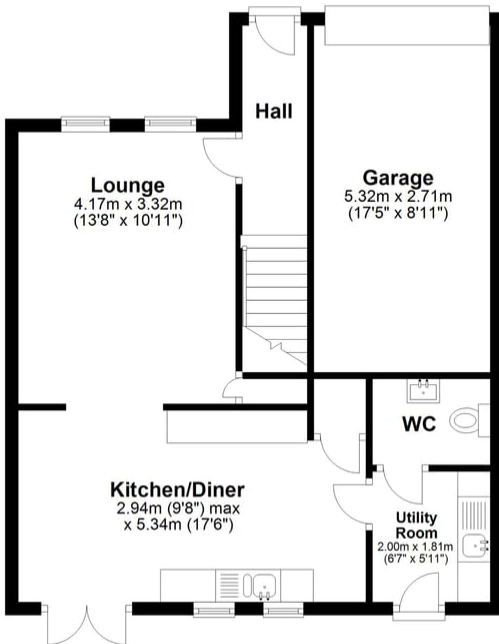
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FREE VALUATION

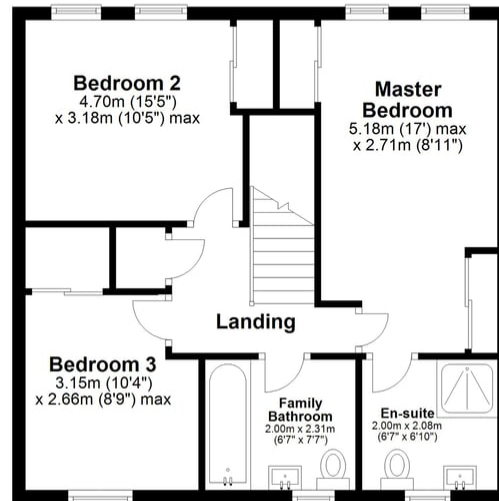
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Ground Floor
Approx. 58.4 sq. metres (628.7 sq. feet)



First Floor
Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 112.3 sq. metres (1209.1 sq. feet)

Please note floor plan is for guidance only and all efforts have been made to ensure its accuracy at time of print
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	79	
(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

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