



Offers Over £269,000  
5 The Roundel  
Lundin Links, KY8 6HN

  
**DELMOR**  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)





# The Roundel

Lundin Links, KY8 6HN

\*\*\*NEW PRICE - Well below Home Report Value\*\*\*

A superbly maintained DETACHED CHALET BUNGALOW, located within a much sought after area of Lundin Links. Accommodation is set over two levels, and comprises on the ground floor: Hall, well presented lounge, Dining Room, modern kitchen, downstairs cloakroom WC and downstairs Bedroom. The upper floor accommodates to further large double bedrooms and beautiful redesigned Shower/Wet Room. Large easily maintained gardens with drive and substantial garage. An ideal family home positioned within the best of areas. Viewings strictly by appointment.







### Hall

Access to this family home is through an attractive panelled and pattern glazed UPVC external door. The Hall has internal doors leading to the lounge, kitchen, downstairs cloakroom WC and Bedroom Three. A staircase rises to the upper level. Deep cupboard offers storage.

### Lounge

A tastefully presented, well appointed public room, positioned to the front of the property with large window formation over looking the front garden and quiet cul de sac. Timber and glazed French style doors open into the dining room.

### Dining Room

The Dining room is accessed from the lounge and has a window formation over looking the easily maintained rear garden. The room is large enough for a good sized dining table and additional free standing furniture.



### Kitchen

The kitchen offers a good supply of gloss finished floor and wall storage units, drawer units, contrasting marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs. Range style cooker, plumbing for automatic washing machine. Window formation over looks the easily maintained rear garden. External door exits to the side of the property. The room also houses the gas central heating boiler.

### Bedroom Three

Bedroom Three is located on the ground floor to the front of the property. Window formation over looks the front garden and quiet cul de sac. Built in wardrobes offer great storage.

### Cloakroom WC

The handy cloakroom WC has two piece suite comprising low flush WC and wash hand basin. Opaque glazed window.

### Upper Floor

#### Stairs and Landing.

A wide staircase rises to the upper level. The landing offers access to two large double bedrooms and the family shower room.



### Bedroom One

An excellent sized double bedroom, positioned to the rear of the property with window formation over looking the easily maintained rear garden. Sizes include the coombe of the ceiling.

### Bedroom Two

A second spacious double bedroom, similar to bedroom one, the sizes include the coombe of the ceiling. Window formation over looks the quiet cul de sac.

### Family Wet/Shower Room

Completely redesigned and beautifully finished, facilities comprise low flush WC, pedestal wash hand basin and shower area with thermostatically controlled shower. Vanity shelving. The room is tiled and wet walled throughout, Velux window formation allows for natural light.

### Garage

A well built garage with pitched and tiled roof is positioned to the side of the property. Light and power. An up and over door offers vehicle access from the drive. Pedestrian door exits to the enclosed rear garden.



### Garden

The garden to the front of the property is of open plan design. The rear garden is fully enclosed and includes a whirly gig clothes drying area and bin storage area. Both front and back gardens have been planned for easy maintenance and mainly laid to stone chips. The drive runs to the side of the property and leads to the garage.

### Heating and Glazing

Gas Central Heating, Double Glazing

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)

### 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.



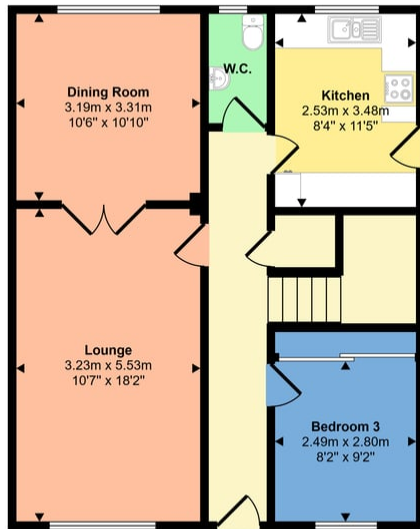
### FREE VALUATION

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.

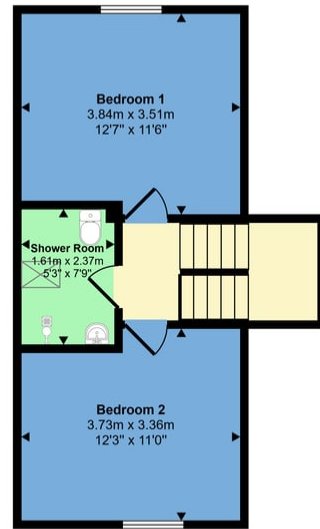




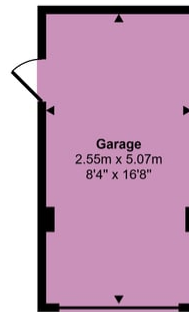
Approx Gross Internal Area  
112 sq m / 1207 sq ft



Ground Floor  
Approx 63 sq m / 680 sq ft



First Floor  
Approx 36 sq m / 387 sq ft



Garage  
Approx 13 sq m / 139 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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>70</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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