



Offers Over £139,950
59 Lime Grove



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Lime Grove

Methil, Leven, KY8 2JP

A TRULY IMPRESSIVE SEMI DETACHED FAMILY HOME. Modernised to the highest of standards and in TRUE MOVE IN CONDITION. The fabulously presented accommodation comprises; Hall, beautifully appointed lounge, fabulous remodelled kitchen and shower room plus two excellent sized and tastefully presented double bedrooms. Timber built GARAGE. Fantastic redesigned and landscaped gardens. Efficient gas combi heating. Quality Double Glazing. Outstanding modern decoration and finishings. A FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED.





Hallway

Access to this fabulous family home is through an attractively finished panelled and pattern glazed external door. The tastefully decorated hall has replacement internal doors leading to the lounge and superb remodelled kitchen. Highest of quality grey oak finished laminate flooring. A wide staircase rises to upper level.

Lounge

A beautifully appointed public room, positioned to the front of the property with large window formation over looking the replanned front garden and open grassed areas. Modern French style, UPVC and glazed doors lead to conservatory, a further internal door leads to the remodelled kitchen. The highest of quality Grey oak finished Laminate flooring continued from hall.



Kitchen

This fantastic remodelled kitchen enjoys an excellent supply of modern gloss finished curving floor and wall storage units, drawers, inset sink, drainer and mixer tap. Integrated fan assisted Oven, four burner hob plus matt finished extractor. Space and plumbing for washing machine. Replacement UPVC external door leads to side of property. Further under stairs cupboard currently houses tumble dryer. Window looks to the rear garden. Internal doors to the lounge and hall.

Sun Room/Conservatory

Located to the rear with surrounding windows and doors exiting to the raised decking and beautifully landscaped garden. Radiator forms part of the main system. This room is presently being utilised as a formal dining room.

Upper Level

Stairs and Landing

A wide, tastefully decorated staircase rises to the upper level. The landing offers access to both spacious double bedrooms and the redesigned Family bathroom.



Bedroom 1

A beautifully presented and superior sized double bedroom positioned to the front of property with two separate window aspects offering views over grassed areas. Modern triple built in wardrobes extend along one wall. Further cupboard offers extra storage.

Bedroom 2

The second double bedroom is positioned to the rear. Window formation over looks the beautifully landscaped rear garden. Two storage cupboards (one houses the combi Worcester combi boiler).

Shower Room

The shower room has been completely redesigned and tastefully upgraded. Facilities comprise a large wet walled walk in shower compartment, pedestal wash hand basin and low flush WC. Opaque glazed window.



Gardens

The garden grounds have been completely replanned. Designed for easy maintenance yet offering ideal sitting and entertainment areas. The front garden enjoys monobloc paths and a beautiful artificial grass lawn. A fully mono block drive runs to the side of the property and leads to the garage. The enclosed rear allows a good deal of privacy and enjoys raised decking seating areas, beautiful manicured artificial grass lawns, flagstone paths and patios, stone chipped display areas and two large well kept shed/workshops.

Garage

A substantial timber garage has vehicle access from the drive through wide double timber doors.

Heating and Glazing

Efficient gas combi central heating.
Quality 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

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
84 sq m / 901 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft

First Floor
Approx 38 sq m / 413 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+)	A		
(81-91)	B		
(69-80)	C	71	78
(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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