



Offers Over £269,950
10 Manse Place
Leven, KY8 4LF



DELMOR

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Manse Place

Leven, KY8 4LF

This fabulous SEMI DETACHED COTTAGE enjoys a central location within easy walking distance of the High Street, Railway and bus stations, the beach and many other amenities. Superbly modernised to offer modern day living yet retaining many original features and charming character. Accommodation comprises, on the ground floor; Vestibule, Hall, Beautifully appointed Lounge, modern kitchen with generous sized open plan dining room, and three excellent sized bedrooms, upper floor accommodates further seating area, two double bedrooms and shower room. Landscaped Gardens with external office/workshop. A property that must be viewed to be appreciated.





Vestibule

Access to this fabulous family home is through an attractive panelled and pattern glazed UPVC external door. An over the door window allows for additional natural light. The Entrance Vestibule enjoys a high corniced ceiling. A traditional panelled and pattern glazed internal door leads to the hall.

Hall

The spacious hall enjoys Karandean wood effect flooring continuing through from the Vestibule, Reconditioned original panel doors lead to the lounge, the dining room, three bedrooms and the family bathroom. A staircase rises to the upper level. High corniced ceiling. Traditional dado rail decoration.

Lounge

A fabulously appointed public room positioned to the front of the property with impressive Bay window formation offering elevated views over the landscaped garden. The focal point for the room is a superb Log Burner inset into a decorative exposed brick surround and solid oak mantle. Recessed alcove with display shelving. Beautiful intricate corniced ceiling, and central ceiling rose. The original timber floor has been stripped, varnished and polished.

Formal Open Plan Dining Room

The formal Dining room is open plan and integrated with the kitchen, Extra wide French

doors with floor to ceiling side windows open into the enclosed rear garden. A range of units including a Welsh style dresser display cabinets and wood effect wipe clean work surfaces contrast and compliment the internal kitchen units. Panelled splash backs. Further larder style cupboard. Coving to the ceiling. Karandean wood effect flooring.

Kitchen

The Kitchen is open plan to the dining room and utility, there is a supply of quality high end floor and wall storage units, drawer units, wood effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Display shelving, integrated fan assisted oven, five burner hob and Matt finished chimney style extractor. Designer tiled splash backs. Window formation and external door exits to the rear garden.

Utility

Positioned to the rear of the kitchen, Solid block timber work surfaces. Plumbed for automatic washing machine and space for tumble dryer. Display shelving.

Master Bedroom

A superior sized double bedroom, located on the ground floor to the rear of the property with double French style doors opening into the enclosed rear garden. The room benefits from a walk in wardrobe area plus a further built in press cupboard. Tasteful classic décor. Cornice to the ceiling.





Family Bathroom

The fabulous Family Bathroom enjoys four piece suite comprising low flush WC, pedestal wash hand basin, full sized panel bath and enclosed wet walled shower compartment with thermostatically controlled shower. The room is extensively wet walled and tiled. Chrome finished ladder style heated towel rail. Wood effect flooring. Opaque glazed window.

Bedroom Four or Further Public Room

Presently being utilised as an additional public room. This spacious double bedroom is positioned to the front of the property with window formation over looking the front garden area. Stripped, varnished and polished timber flooring. Full ceiling cornice.

Bedroom Five

The fifth bedroom is positioned to the front of the property with window formation over looking the landscaped front garden. Presently being utilised as a home office but could easily function as a fifth bedroom or child's play room. A range of cupboards extends along one wall. Stripped, varnished and polished flooring. Cornice to the ceiling. The room also retains a clothes drying pulley.

Upper Floor

Stairs to Upper Floor

The staircase rises to the upper level. A large walk

in cupboard at the top of the stairs allows for storage.

Upstairs Gallery Sitting Area / Home Office

The gallery Sitting area extends along the greater part of the upper floor and has ample space for lounge suite, chairs and desk etc. Three large Velux window formations attract an abundance of natural light. Internal doors lead to the upstairs shower room and two further bedrooms.

Upstairs Shower Room

The shower room has three piece suite comprising low flush WC, wash hand basin set into a tasteful vanity and one and a half basin shower compartment with wall mounted "Mira Sport electric shower. Chrome finished ladder style heated towel rail. Velux window formation.

Bedroom Two

A second excellent sized double bedroom, tastefully presented. Velux window formations look to both front and rear. Feature wall decoration. Low level door accesses the eave storage space.

Bedroom Three

A third good sized double bedroom with Velux window formation looks to the front of the property. Low level door access the eave storage space.





External Office/ Workshop

Previously a garage. The external office is accessed from the front through a glazed floor to ceiling window and sliding glazed door. Light and Power.

Gardens

The tiered gardens to the front of the property have been well planned and landscaped. A large Mono block drive allows parking for several vehicles. There is further enclosed and private gardens to the rear.

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

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.

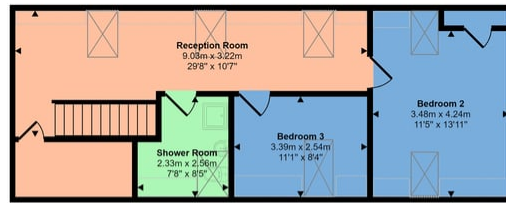
FREE VALUATION

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
194 sq m / 2089 sq ft



First Floor
Approx 66 sq m / 649 sq ft

Ground Floor
Approx 134 sq m / 1440 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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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