



Offers Over £245,000

22 Law View

Leven, KY8 5FQ



DELMOR

01333 421 816

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Law View

Leven, KY8 5FQ

*****NEW PRICE-REDUCED***NOW £15,000 UNDER HOME REPORT VALUE*****
Positioned within one of Leven's premier developments this superb detached Family Home is in MOVE IN CONDITION, accommodation comprises Hall, tastefully appointed lounge with media wall, modern kitchen with dining area, downstairs Cloakroom WC, Master Bedroom with en-suite shower room, two further bedrooms and family bathroom. South facing gardens with raised terrace and drive. A quality property boasting the best of areas. Viewing is highly recommended.





Entrance Hall

Access to this superb family home is through an attractive panelled external door. A floor to ceiling Georgian style opaque glazed window maximises natural light. Internal doors lead to the lounge and downstairs Cloakroom WC. Staircase rises to the upper level. Herringbone grey oak effect flooring continues through the hall, the cloakroom WC and into the lounge.

Lounge

A spacious, well presented public room positioned to the front of the property with double window formation over looking the quiet peaceful cul de sac. An attractive feature Media wall forms the central feature. (Bracket for flat screen television) The herringbone grey oak effect flooring continues through from the hall, through the lounge and into the kitchen dining room.



Kitchen Dining Room

A good sized kitchen dining room with the kitchen area enjoying a good supply of modern, high end floor and wall storage units, drawer units, block wood effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Integrated eye level "Bosch" fan assisted electric oven, four burner gas hob with jet glazed splash back and modern chrome finished chimney style extractor. Ample space for a dining table and further free standing furniture. Window formation and double French doors open into the recently redesigned and landscaped south facing garden. Large walk in cupboard offers additional storage. Down lighters to the ceiling.

Downstairs Cloakroom WC

Handy for the growing family this down stairs cloakroom WC has two piece suite comprising low flush WC and wall mounted wash hand basin. Opaque glazed window.

Upper Floor

Stairs and Landing

The stairs rise to the upper level. The landing has internal doors leading to the family bathroom, the master bedroom and two further bedrooms. Cupboard allows for storage. Ceiling hatch accesses the attic



Master Bedroom

The Master bedroom is located to the front of the property, double window formation over looks the quiet cul de sac. Wall bracket for flat screen television. Built in wardrobes with mirror sliding doors. A further door leads to the Master En-Suite Shower Room. Low level lighting.

En-Suite Shower Room

The en-suite shower room has three piece suite comprising low flush WC, wall mounted wash hand basin and enclosed and tiled curving shower compartment with wall mounted "Mira Sport" electric shower. Opaque glazed window.



Bedroom Two

The second double bedroom is positioned to the rear of the property with window formation over looking the landscaped rear garden. Double wardrobe with mirror sliding doors.

Bedroom Three

The third bedroom is presently being used as a dressing room. Double aspect window look to both side and front of the property. Stair well cupboard allows for storage.

Family Bathroom

The family bathroom has tiling to the wet areas, three piece suite comprises low flush WC, wall mounted wash hand basin and full sized panel bath. Opaque glazed window.

Gardens

The garden to the front of the property is of open plan design. A driveway large enough for two/three cars is located to the front and side of the property. The south facing rear gardens have been recently landscaped and feature an attractive flag stone raised terrace, footpaths and lawns.

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

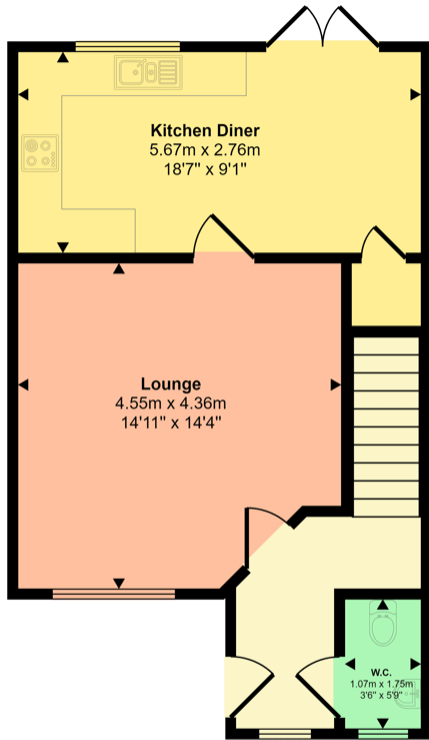
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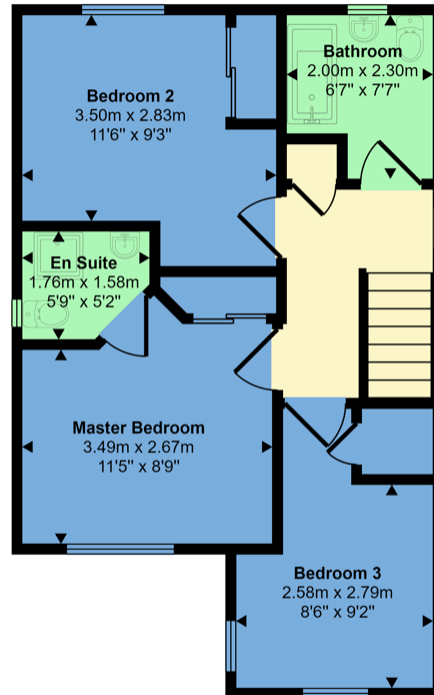
FREE VALUATION

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
93 sq m / 1000 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft



First Floor
Approx 46 sq m / 500 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		90
(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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