



Offers Over £225,000
Laurel Bank
Windygates Road



DELMOR
01333 421 816
leven@delmor.co.uk



Laurel Bank

Leven, KY8 4DS

Situated in the heart of Leven, this beautiful EXTENDED SEMI DETACHED BUNGALOW offers comfortable single-level living with three generously sized bedrooms. The accommodation includes a tastefully presented lounge with log burner, well-proportioned kitchen and a modern bathroom with shower. Externally, the property benefits from a spacious multi-car driveway and private, well-kept gardens. Ideally positioned within easy walking distance of primary schools, nature walks, the beach, transport links, and a wide range of everyday amenities. Early viewing is most highly recommended.





Vestibule and Hallway

Entry to the property is via a traditional timber and decorative glazed door leading into the small vestibule, a further quality timber and glazed panel door leads to the main hallway. Top quality oak style doors in the main hallway give access to Lounge, Kitchen, Bathroom and all three Bedrooms. Attic hatch.

Lounge

An inviting spacious room flooded with natural light from the large bay window formation that over looks the front garden. Focal point of the room is a modern log burner stove inset onto slate style hearth. Bright neutral decor, central recessed ceiling with coving.

Kitchen

A well proportioned cream shaker-style kitchen, featuring white subway-tiled splashbacks. The layout includes plumbing and space for both a washing machine and tumble dryer, along with an integrated eye-level oven and a slot-in space for a fridge freezer. Four-ring gas hob with extractor, and a sink with drainer and mixer tap positioned beneath the window. Storage is enhanced by deep pan drawers with a concealed cutlery drawer. The boiler is neatly housed in a cupboard.

Bedroom 1

A fantastic sized double bedroom located to the rear of the property with large window formation over looking the rear garden and allowing an abundance of natural light. Built in wardrobe covers most part of one wall with four sliding doors, two of which are partially mirrored, giving more than ample storage. Neutral decor, coving to ceiling.

Bedroom 2

Located to the front of the property an excellent sized double with large window formation over looking the well maintained front garden and allowing natural light. Bright neutral decor throughout, coving to ceiling, shelved alcove.

Bedroom 3

A further good sized double bedroom toward the rear of the property with window formation partially over looking the enclosed rear garden. Currently being used as an informal dining and relaxing reading room. custom book shelving covers majority of one wall giving excellent storage. Laminate flooring, neutral decor throughout and coving to ceiling.





Bathroom

Good sized bathroom with four piece suite comprising; Low flush wc, wash hand basin set upon a modern tasteful vanity unit with cupboard storage, bath and separate corner shower cubicle with electric shower. Tiled within shower cubicle and decorative tiles behind hand basin and bath to around half height. Opaque glazed window looks to the side of the property also allows natural light and ventilation.

Gardens

Garden to the front of the property mainly laid to lawn with extensive Monobloc Driveway which can accommodate up to three cars. Maintained conifer trees line the wall and separates the garden from the public pathway beyond. High fence and gate leads to the rear garden. Further extensive Monobloc leading into lawn area, with mature shrubberies' and hedging. Garage with up and over door.

Glazing & Heating

Double glazing & gas central heating with combi boiler

Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
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TEL: 01333 421816
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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

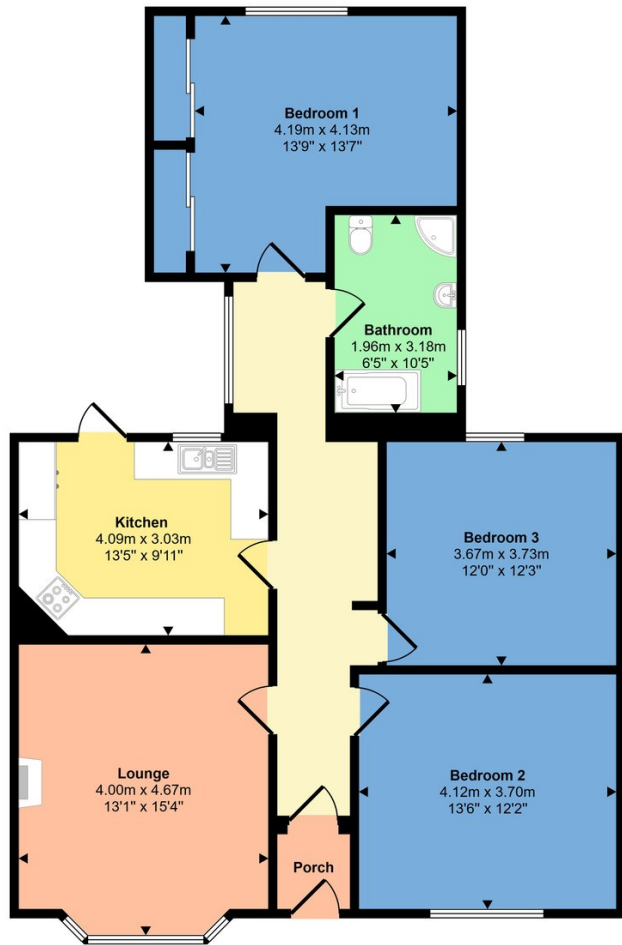
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FREE VALUATION

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
103 sq m / 1106 sq ft



Floorplan

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	70	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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