



Offers Over £189,950
9 Maryfield Gardens
Leslie, KY6 3JT


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Maryfield Gardens

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Quality, Quality, Quality, position within a quiet private cul de sac, this IMACULATE SEMI DETACHED VILLA is in outstanding order throughout, accommodation on the ground floor, comprises; Hall, beautiful appointed Lounge, luxurious breakfasting kitchen with an array of integrated appliances, superbly presented dining conservatory and downstairs cloakroom WC. The upper floor accommodates three bedrooms and the family bathroom. Well planned easily maintained gardens with generous driveway. Property also provides a separate brick built garage. True 'Move In Condition'





Hall

Access to this wonderful family home is through an attractive panelled and glazed UPVC external door. The hall has internal doors leading to the Lounge and downstairs WC. Quality American oak finished laminate flooring continues through to the Lounge, Kitchen and dining Conservatory.

Lounge

A beautifully presented public room located to the front of the property with double window formation over looking the front drive and peaceful cul de sac. Professional modern decor, coving to the ceiling. Two large cupboards allows for storage.



Breakfasting Kitchen

The Kitchen is of the highest quality, boasting an array of high end gloss finished floor and wall storage units, drawers, block wood effect wipe clean work surfaces with matching wide peninsula breakfast bar. Inset sink, drainer and mixer tap, fully integrated appliances include a full Range cooker (eight burners, two ovens, grill and hot plate) contemporary chrome and glazed finished extended extractor, two separate fridges, freezer, dish washer and washing machine. Granite effect wet wall splashback compliments the rest of the kitchen. Window formation and exterior door exits to the rear enclosed garden. Kitchen is large enough to allow space for an additional dining table but is currently being utilised as a further sitting room. Sliding door leads to the conservatory.

Conservatory

Accessed via the kitchen, positioned to the rear of the property, currently being utilised as a formal dining room. Pitched ceiling, surrounding windows and glazed door over look the well maintained rear garden. Tiled floor.



Downstairs Cloakroom WC

Handy for the growing family and visitors. the cloakroom WC is tiled to dado rail level, two piece suite comprises low flush WC and pedestal was hand basin. Opaque glazed window allows light and ventilation.

Upper Floor

Stairs and Landing

A wide staircase rises to the upper level, the landing has internal doors leading to all three bedrooms and the family bathroom. Ceiling hatch accesses the loft space.

Master Bedroom

An Excellent sized double bedroom positioned to the rear of the property with window formation over looking the enclosed garden. Built in wardrobes with smoked glass mirror sliding doors extend along the entire length of one wall. Oak finished laminate flooring.

Bedroom Two

The Second bedroom is located to the front of the property, window formation over looks the quiet cul de sac.



Bedroom Three

The third bedroom is presently being used as a home office with bespoke built in desks extending along two walls, the room could easily be returned to function as a bedroom. Velux window, laminate flooring.

Family Bathroom

The beautifully finished family bathroom has been completely remodelled, wet walled and tiled throughout. Four piece suite comprising; low flush WC, wash hand basin set into an attractive wall mounted vanity unit. Double ended bath with side mounted mixer tap and hand held shower fitments. Lastly an enclosed curving shower compartment with thermostatically controlled shower. Modern panelled and mirrored ceiling. Velux window formation.

Gardens with Driveway

The gardens of the property have been carefully planned and designed for easy maintenance, the front and side garden has been professionally mono blocked and allow for parking of up to three family cars. The enclosed rear garden is extensively mono blocked with and includes a raised artificial grass seating area, drying area and shed.



Detached Garage

The substantial garage is separate from the house, located as you enter the cul de sac on your right hand side. Vehicle access is through an up and over door.

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.

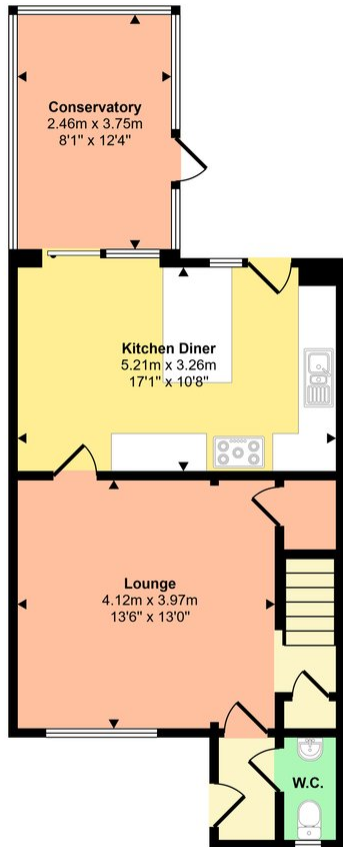
MORTGAGE & FINANCIAL ADVICE

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

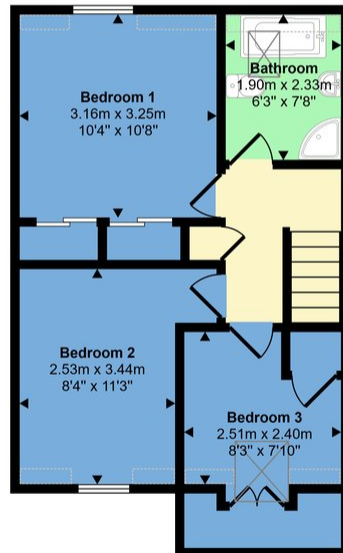
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

Approx Gross Internal Area
106 sq m / 1142 sq ft

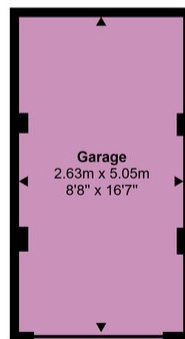


Ground Floor
Approx 51 sq m / 551 sq ft

Denotes head height below 1.5m



First Floor
Approx 42 sq m / 448 sq ft



Garage
Approx 13 sq m / 143 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		85
(69-80) C	74	
(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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