



Offers Over £249,950  
15 The Roundel



DELMOR

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# The Roundel

Lundin Links, Leven, KY8 6HN

**\*\*\*CONSIDERABLY BELOW HOME REPORT VALUE\*\*\*** Sought After location, this SEMI DETACHED FAMILY HOME WITH INTEGRATED GARAGE enjoys an ideal position within a quiet peaceful Cul de Sac on the northern edge of Lundin Links. Accommodation comprises on the ground floor: Hall, well appointed Lounge/Dining room, kitchen and Sunroom. The upper floor accommodates the Master Bedroom with En-suite shower room, two further bedrooms and the family bathroom. Integrated Garage. Enclosed well tended gardens with summer house. The drive offers side by side parking. An EXCELLENT FAMILY HOME BOASTING THE BEST OF LOCATIONS.





### Hall

Access to this family home is through an attractive UPVC external door with stain glass insert. The hall has a fifteen pane glazed and timber door leading to the hall. A staircase rises to the upper level.

### Lounge

A generous sized double function room, window formations look to both front and rear maximising natural light. The lounge area is presently positioned to the front of the property, an open plan dining area is positioned to the rear and allows access to the kitchen

### Kitchen

The Kitchen offers a good supply of gloss finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splash backs, upper cupboard houses the gas combi central heating boiler. Integrated low level oven, and four burner gas hob. Plumbing for automatic washing machine. A large walk in cupboard allows for additional storage. An internal double glazed window and external door leads to the Sun Room.



### Sun Room

The Sun Room is located to the rear of the property , constructed by CR Smith, window formation on three sides and external glazed UPVC door over looks and accesses the enclosed rear garden.

### Upper Level

#### Stairs and Upper Landing

The stairs rise to the upper level. The landing offers access to all three bedrooms and the family bathroom. Ceiling hatch leads to the loft space. Tasteful neutral decor.

#### Master Bedroom

An excellent over sized double bedroom, positioned to the front of the property with double window formation over looking the quiet peaceful cul de sac. Built in wardrobe with mirror sliding doors. Fresh decor. A further door leads to the Master En-Suite.

#### En-Suite Shower Room

The Master en-suite is tiled throughout. Three piece suite comprises low flush WC, pedestal wash hand basin and enclosed and tiled shower compartment with thermostatically controlled shower. Opaque glazed window.



### Bedroom Two

A second excellent sized double bedroom, again positioned to the front of the property with tilt and turn window formation over looking the quiet cul de sac. Built in double wardrobe with mirror sliding doors.

### Bedroom Three

The third bedroom presently being utilised as a home office is located to the rear of the property with window formation over looking the enclosed, child friendly rear garden. Built in wardrobes with mirror sliding doors.

### Family Bathroom

The Family Bathroom is extensively tiled, facilities comprise low flush WC, pedestal wash hand basin and full sized panel bath with wall mounted "Mira Sport " electric shower.

### Gardens

The grounds to the front of the property now form an expansive mono block drive allowing side by side off street parking. The enclosed rear gardens are child friendly and include separate patio (seating) area, lawn with Rotary drying area, summer house and shed.

### 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.

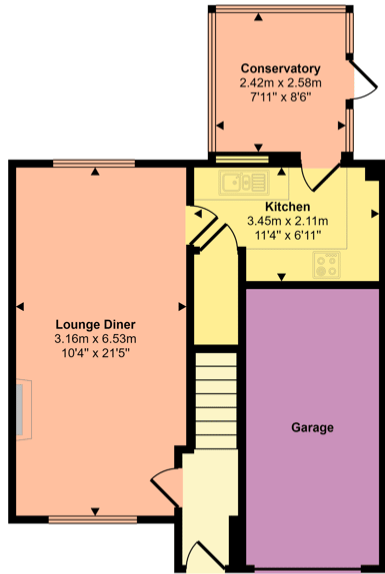
## FREE VALUATION

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.

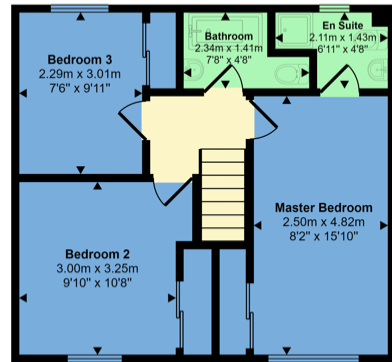




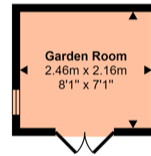
Approx Gross Internal Area  
105 sq m / 1125 sq ft



Ground Floor  
Approx 55 sq m / 591 sq ft



First Floor  
Approx 44 sq m / 477 sq ft



Garden Room  
Approx 5 sq m / 57 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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