



Offers Over £169,950  
7 Spring Valley



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# Spring Valley

Maitland Street, LEVEN, KY8 4RL

Simply STUNNING, this fabulously appointed maisonette flat screams quality, modernised to highest of standards, accommodation comprises at first floor level, high end kitchen with all integrated appliances, lounge/dining room with external French doors, Formal Lounge with oversized bay window (could easily form the third bedroom,) bathroom and bedroom two. The upper floor accommodates a superb master bedroom with en-suite shower room and dressing room. Private garden to rear. Quality double glazing, Gas combi central heating. An outstanding property, beautifully presented and boasting one of Leven's premier addresses. Viewing strictly by appointment





### External Staircase

Access to this fabulous maisonette flat is from an external staircase that services two apartments then through an attractively finished panelled and pattern glazed UPVC replacement external door.

### Kitchen

A fabulous remodelled newly fitted breakfasting kitchen, boasting an array of high end gloss finished floor and wall storage units, drawer units, dark grey stone effect wipe clean work surfaces with coordinating splashback, inset matte sink, drainer and stainless steel mixer taps. All power points and switches finished in brushed chrome. Integrated eye level oven, four burner gas hob and overhead extractor. Integrated fridge freezer, washing machine and dishwasher. This beautiful kitchen is finished to the highest of standards which include under unit lighting along with kick board lighting and extensive wine rack. Two window formations over look the well maintained rear garden, which can be admired from the well placed breakfast bar.

### Lounge/Dining Room

A fantastic sized room currently being utilised as a multi function room in way of a informal family lounge and dining room. The space is

large enough to accommodate large dining table as well as free standing furniture including a sofa. An open internal staircase rises to the upper level, quality oak style door leads to the inner hallway while Double French style doors open onto the balcony and external staircase. Professionally decorated, tasteful feature walls, central ceiling light and coving. Highest of quality oak finished flooring.

### Inner Hall

The inner hall has oak panelled doors leading to the family bathroom, the second bedroom and the formal lounge or could form a spacious third bedroom. A large walk in cupboard allows for storage. Down lighters and coving to the ceiling. The oak finished flooring continues through from the lounge/dining room.

### Formal Lounge Or Bedroom Three

A tastefully presented room located to the front of the property with impressive bay window formation offering views over Maitland Street. Beautifully decorated with the focal point of the room being the attractive and modern wood burning effect electric fire inset into stunning fireplace with contrasting tiling. Recessed alcove with display shelf and cupboard (Houses the electric meter and fuse box) Traditional large Cornicing to the ceiling. This room is presently





could easily form a superb double bedroom.

### Bedroom Two

A well sized room also located to the front of the property with window formation over looking Maitland Street. Cornicing to the ceiling. Tasteful neutral fresh décor.

### Family Bathroom

Luxuriously finished this fabulous extensively tiled family bathroom enjoys three piece suite comprising low flush WC with concealed cistern, wash hand basin set into an attractive vanity unit with vanity cupboards, bath with wall mounted thermostatically controlled shower and shower screen. Chrome finished ladder style heated towel rail. Window formation attracts light and ventilation. Cornicing and down lighters to the ceiling, tile effect vinyl to the floor.



## Upper Floor

### Stairs and Landing

An open spar staircase rises to the upper level. The landing has modern oak panelled doors leading to a large walk in cupboard and the master bedroom.

### Master Bedroom

A fabulously presented master bedroom taking up the greater part of the upper floor. A superb sized room with Velux window formation offering views over the roof tops and the views of Leven beyond. Two separate modern oak panelled doors lead to the mater en-suite shower room and a walk in wardrobe. Bright and Spacious enough for the largest of beds along with free standing furniture.

### Master En-Suite Shower Room

Superbly finished, the Master En-suite enjoys three piece suite comprising low flush WC, wash hand basin set into a attractive vanity unit and enclosed and wet walled double shower compartment with thermostatically controlled shower. Velux window formation attracts light and ventilation.

### Garden

Beautifully landscaped gardens are located to the rear of the property laid to lawn, flagstone paved pathway and decorative pebble surrounding the well maintained summer house, finished off with Decorative potted plants.

### Heating and Glazing

Good quality double glazing. Gas combi central



heating

### 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.

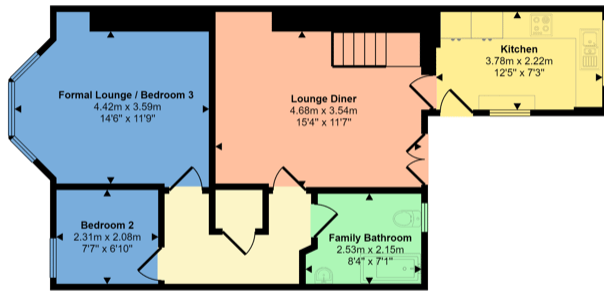
### FREE VALUATION

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  
97 sq m / 1048 sq ft

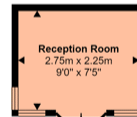


Ground Floor  
Approx 63 sq m / 676 sq ft

Denotes head height below 1.5m



First Floor  
Approx 28 sq m / 305 sq ft



Reception Room  
Approx 6 sq m / 66 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>		
(69-80)	<b>C</b>	72	79
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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