



Offers Over £153,000
34 Ivy Grove



DELMOR

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Ivy Grove

Methilhill, Leven, KY8 2ED

A greatly EXTENDED END OF TERRACE VILLA, only requiring a few final touches. This extended FAMILY HOME comprises: Hall, beautifully presented lounge, fabulous open plan dining room kitchen with a range of integrated appliances. Master bedroom with "Fakro" combination windows, two further excellent sized double bedrooms and family bathroom. Garden with drive. A fabulous extended family home with ample space for the whole family.





Hall

Access to this family home is through an attractive panelled UPVC external door with pattern glazed inserts. Quality replacement light oak internal doors lead to lounge and open plan breakfasting kitchen and dining room. The staircase rises to the upper level. Cupboard offers storage. Grey oak effect flooring.

Lounge

A tastefully appointed public room, with window formations looking to both front and rear maximising natural light. Focal point for the room is an attractive display fireplace with timber surround. Lower ceiling with downlighters and coving. Quality laminate flooring.



Dining Room and Breakfasting Kitchen

The dining room and breakfasting kitchen is mainly formed from the extension, the room is extremely spacious with the fabulously finished kitchen area boasts an array of high end floor and wall storage units, solid block wood wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Integrated fan assisted oven, four burner hob and modern jet and glazed finished chimney style extractor. Integrated and concealed dishwasher, washing machine, fridge and freezer. Ample space for the largest of dining room tables. Split face tiled splash backs. Window formations look to both front and rear. An external door exits to the rear garden. Grey oak wood effect flooring.

Upper Floor

Stairs and Landing

The staircase rises to the upper level. The landing offers access to all three double bedrooms. Ceiling hatch leads to the attic space.



Master Bedroom

The Master Bedroom forms the main part of the upper extension, "Farko" (Velux style) combination wall and ceiling windows look to both the front and rear with the front window offering views over playing fields. Recessed wardrobe area with shelves and hanging rails. Feature wall decoration.

Bedroom Two

A second excellent sized double bedroom, triple window formation looks to the front of the property with views over playing fields. Cupboard houses the combi gas boiler.

Bedroom Three

The third bedroom is again a double positioned to the rear of the property with window formation over looking the rear garden area.

Family Bathroom

The family bathroom has been remodelled and is extensively tiled. Three piece suite comprises low flush WC, pedestal wash hand basin and bath/shower combination with "Triton Enrich" electric shower. Window formation allows for natural light.



Gardens

The garden to the front of the property includes a drive allowing off street parking. The rear garden is enclosed and includes a timber work shop.

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

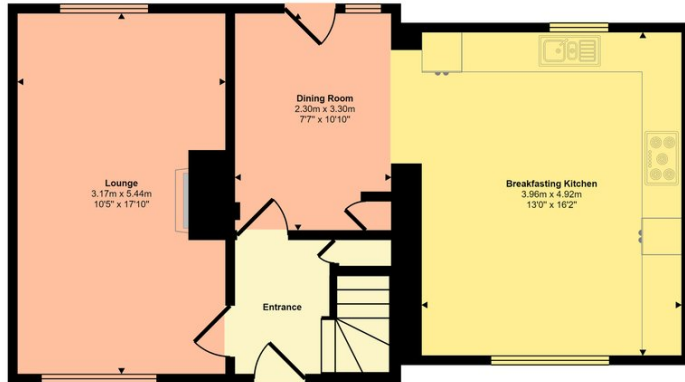
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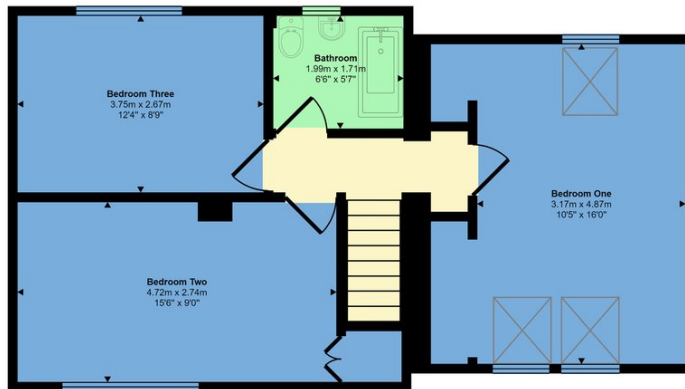
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Approx Gross Internal Area
106 sq m / 1139 sq ft



Ground Floor
Approx 53 sq m / 566 sq ft



First Floor
Approx 53 sq m / 574 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		
(69-80)	C		76
(55-68)	D	64	
(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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