



Offers Over £85,000  
41 Glebe Street  
Leven, KY8 4QN



DELMOR  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)





# Glebe Street

Leven, KY8 4QN

Boasting a great location, this GROUND FLOOR FLAT forms part of a tradition stone/brick block of four. Ideal for old and young alike. Accommodation comprises: Hall, well appointed lounge, modern kitchen, family bathroom with shower and two bedrooms. Private garden and GARDEN ROOM. Gas Central Heating. Double Glazing. A fabulous well maintained property that forms the ideal first time buy or a home for those of us getting on in years and looking for ground floor accommodation. Viewing by appointment.







### Kitchen

Access to the property is from the rear, the kitchen enjoys a good supply of light beechwood finished floor and wall storage units, display cabinet, marble effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splash backs. Integrated eye level oven, four burner gas hob and extractor. Plumbing for automatic washing machine. Window formation and external door exit to the enclosed rear garden.

### Lounge

A bright spacious public room with window formation over looking the rear garden area. Focal point for the room is an attractive drift wood effect feature with bracket for flat screen television. The lounge is access from the kitchen and in turn leads to the hall.

### Hall

The hall is accessed from the lounge and in turn has internal doors leading to the bathroom and both bedrooms.



### Bedroom One

A superior sized and well presented double bedroom positioned to the front of the property with window formation over looking the small front garden and Glebe Street. Recessed alcove with cupboard. Built in fitted wardrobes with sliding doors.

### Bedroom Two

The second bedroom is again positioned to the front of the property with window formation over looking Glebe Street.

### Family Bathroom

The remodelled family bathroom is extensively wet walled and tiled. Three piece suite comprises Low flush WC, wash hand basin and panel bath with wall mounted electric shower . Shower screen. Towel rail.

### Garden

There is a small area of garden ground to the front of the property that is laid to decorative stone chips. The rear garden has been carefully panned and is now enclosed allowing a good deal of privacy. Designed for easy maintenance that includes artificial lawn, raised decking, cobble stone paths and seating areas. Large Garden Room.



### Garden Room

The garden room is positioned within the private rear garden. Accessed through modern wide UPVC French style doors Built in bar, bracket for flat screen TV, good sized work/sitting area. Window formation attracts further natural light. The Garden Room can form the ideal Man Cave, She Shed, outside office etc. Light and power.

### Heating and Glazing

Gas Central heating. Double Glazing.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 6LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)

### 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.

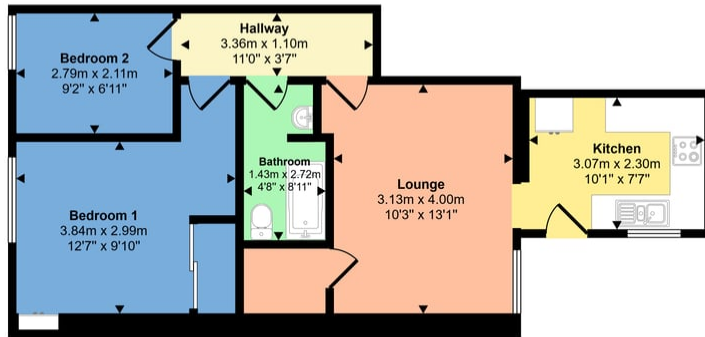
### FREE VALUATION

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  
62 sq m / 672 sq ft

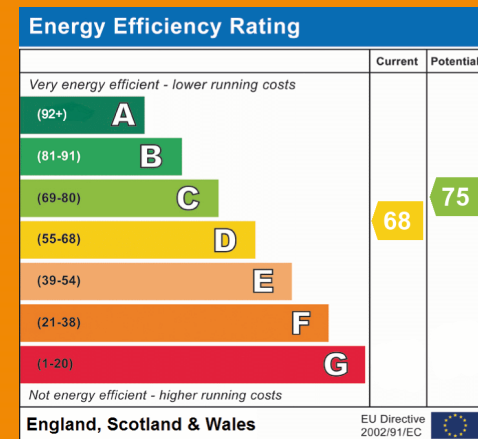


Ground Floor  
Approx 53 sq m / 570 sq ft

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.



Outbuilding  
Approx 9 sq m / 102 sq ft



52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk