



Offers Over £319,950  
12 The Secret Garden  
KY6 3NN



DELMOR

01333 421 816

[leven@delmorestateagents.co.uk](mailto:leven@delmorestateagents.co.uk)



# The Secret Garden

KY6 3NN

\*\*\* Substantially below Home Report Value - Must see property \*\*\*

A tastefully appointed DETACHED BUNGALOW enjoying an excellent position within a much sought after location. This family home has been redecorated and enjoys attractive modern presentation. Accommodation comprises; Hall, extremely spacious lounge dining room, breakfasting kitchen with integrated appliances, utility Room, four bedrooms (one with en-suite shower room) and family bathroom. Integrated garage. Extensive mono block drive. Landscaped gardens. A lovely detached bungalow boasting the best of locations.





### Hall

Access to this family home is through a traditional panelled and pattern glazed external door. A slim matching floor to ceiling window to the side of the door allows for additional natural light. The spacious hall has double French style doors opening into the lounge, further internal doors lead to the breakfasting kitchen, all four bedrooms and the family bathroom. Ceiling hatch accesses the attic space. Three separate cupboards allow for excellent storage. Quality laminate flooring.

### Lounge

A fabulously spacious public room. A modern bay window formation looks to the front of the property with views over the drive. A further triple window formation looks to the rear maximising natural light. The quality oak finished laminate flooring continues through from the hall. The room has ample space for lounge and formal dining room furniture.



### Breakfasting Kitchen

The breakfasting kitchen offers a good supply of floor and wall storage units, marble effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs, stainless steel pan racks and hooks, Integrated fan assisted oven, four burner gas hob and modern chimney style extractor. Integrated and concealed fridge and freezer. Ample space for a good sized breakfasting table. A selection of window formations and double French doors egress to the enclosed and landscaped rear garden.

### Utility Room

The utility room is accessed from the breakfasting kitchen and has an external door exiting to the rear garden. Floor base units with wipe clean work surface. Plumbed for washing machine and dishwasher. The room also houses the gas central heating boiler.

### Master Bedroom

An excellent sized double bedroom positioned to the rear of the property with triple window formation over looking the landscaped rear garden. Built in wardrobes together with a concealed entrance to the Master En Suite shower room are accessed through triple mirror sliding doors. American oak finished laminate flooring.



### En-Suite Shower Room

Accessed through a mirrored door from the Master Bedroom. The En-suites facilities comprise low flush WC, pedestal wash basin, enclosed and wet walled shower compartment with thermostatically controlled shower. Vanity light with shaver point. Opaque glazed window.

### Bedroom Two

The second double bedroom is located to front of the property with double window formation over looking the front garden and drive. Built in wardrobe with mirror sliding doors.

### Bedroom Three

A double bedroom with window formation looking to the side of the property. Built in wardrobe with mirror sliding doors.

### Bedroom Four

The third bedroom has a window formation looking to the side of the property. Built in wardrobe.

### Family Bathroom

The family bathroom is partially tiled. Three piece suite comprises low flush WC, pedestal wash hand basin and panel bath. Vanity light with shaver point. Opaque glazed window.



### Integrated Garage

The generous sized Integrated Garage has a wide door allowing vehicle access from the drive. A pedestrian door exits to the landscaped rear garden.

### Garden

The garden to the front of the property is of open plan design, laid mainly to a large mono block drive leading to the Integral Garage plus shrubberies. The side and rear garden enjoys a large decked terrace together with gently sloping lawns and shrubberies.

### Heating and Glazing

Gas Central Heating. Double Glazing.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel:01333 421816  
[www.delmorestateagents.co.uk](http://www.delmorestateagents.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

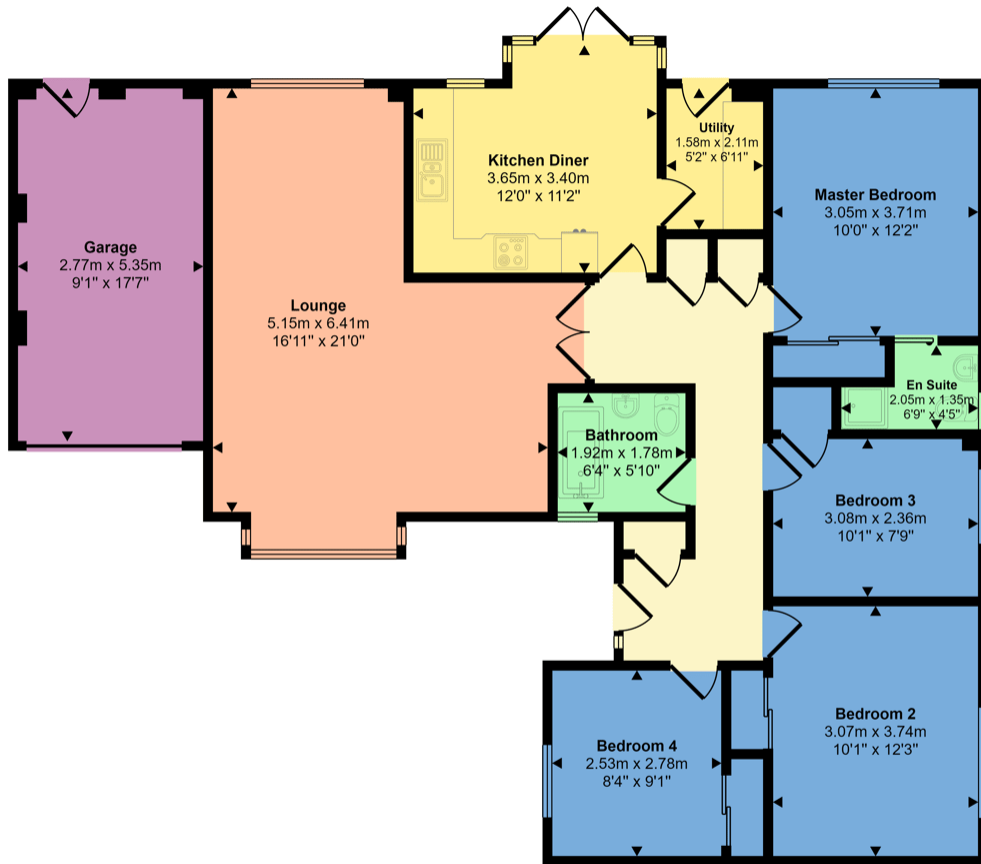
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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  
123 sq m / 1327 sq ft



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>71</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	

Floorplan

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.

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