

JULIE PHILPOT

RESIDENTIAL



23 The Hamlet | Leek Wootton | CV35 7QW

Offers Over £700,000

An extended and spacious family home located on a generous size plot with mature sunny gardens set in this very popular and sought after village location. The house provides a great opportunity with five bedrooms, large master having modern en-suite, plus flexible ground floor living with nice size lounge, separate dining room and kitchen/breakfast which could easily be converted to an open plan style if desired. There is also a conservatory and utility room plus garage with workshop to the rear.

Leek Wootton is a thriving village and is very sought after with excellent facilities including primary school, local countryside and footpaths plus village hall and church as well as The Warwickshire Golf and Country Club. Access to trains and excellent road links are ideal for commuters.

- Popular Village Location
- Spacious, Extended Accommodation
- Five Bedrooms
- Ample Driveway Parking & Garage
- Scope For Further Improvement



Property Description

ENTRANCE HALL

With laminate flooring, understairs storage space, radiator and wall light point.

CLOAKROOM

With vanity unit having concealed cistern w.c, wash basin, storage cupboards, laminate flooring and further cupboard housing Vaillant gas boiler.

LOUNGE

20' 3" x 11' 7" (6.17m x 3.53m)

A delightful lounge with feature fireplace having gas fire, three light points, tv aerial connection and patio doors to:

CONSERVATORY

9' 7" x 9' 2" (2.92m x 2.79m)

With polycarbonate roof, ceiling light/fan and direct access to rear garden.

DINING ROOM

10' 0" x 9' 9" (3.05m x 2.97m)

Having laminate wood flooring, dimmer switch, radiator and sliding doors to:

KITCHEN/BREAKFAST ROOM

19' 7" x 9' 8" (5.97m x 2.95m)

A large kitchen/breakfast room having plenty of space for table and chairs in dining area. The kitchen area has a range of oak cupboard and drawer units with matching wall cupboards and 'L' shaped sparkle worktop. Stainless steel sink unit with mixer tap over and integrated appliances to include Neff integrated dishwasher, Bosch four ring electric hob and electric oven under with extractor hood over. Built in fridge and freezer in housing unit with cupboards above and below. Laminate flooring and side entrance door.

UTILITY ROOM

9' 1" x 8' 4" (2.77m x 2.54m)

Having stainless steel sink unit, Hotpoint washing machine as fitted and a range of cupboard and drawer units with additional tall built in storage cupboards. Side entrance door.

FIRST FLOOR LANDING

Having access to roof storage space.

MASTER BEDROOM

15' 5" x 15' 5" (4.7m x 4.7m) Exc Wardrobes

A large master bedroom with an extensive range of built in storage and wall to wall range of fitted wardrobes.

Two wall light points, radiator and rear garden views.

Door to:

EN-SUITE

A modern en-suite having a range of built in bathroom storage units plus vanity sink unit with plenty of cupboard and drawer units providing ample storage.

Large walk in shower enclosure with fixed head and hand held shower attachment and glazed screen door. Fully tiled walls and heated towel rail.

BEDROOM TWO

11' 8" x 10' 8" (3.56m x 3.25m)

With radiator and extensive range of built in wardrobes.

BEDROOM THREE

11' 8" x 8' 8" (3.56m x 2.64m)

With rear garden views, radiator and built in wardrobes.

BEDROOM FOUR

10' 1" x 8' 9" (3.07m x 2.67m) Excl Wardrobes

With radiator and wall to wall range of wardrobes.

BEDROOM FIVE/HOME OFFICE

14' 1" x 8' 0" (4.29m x 2.44m)

With radiator.

BATHROOM

Having pedestal wash basin, w.c, bidet and panelled bath with Mira shower and curtain rail over. Fully tiled walls and radiator. Airing cupboard housing insulated hot water cylinder.

OUTSIDE

GARDENS

The property is on a mature plot with sunny gardens. The front garden has an area of lawn and provides access at the side to the rear garden. The attractive rear garden enjoys a sunny aspect and has a large area of lawn with mature shrubbery borders and patio area. Timber fencing forms the boundaries.

GARAGE

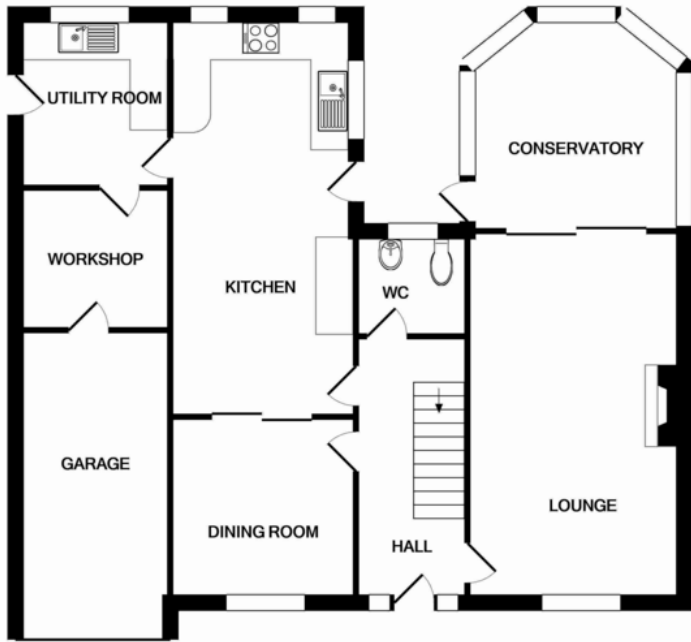
16' 2" x 8' 1" (4.93m x 2.46m)

With up and over door, light and power. In addition there is a partition wall which provides access to:

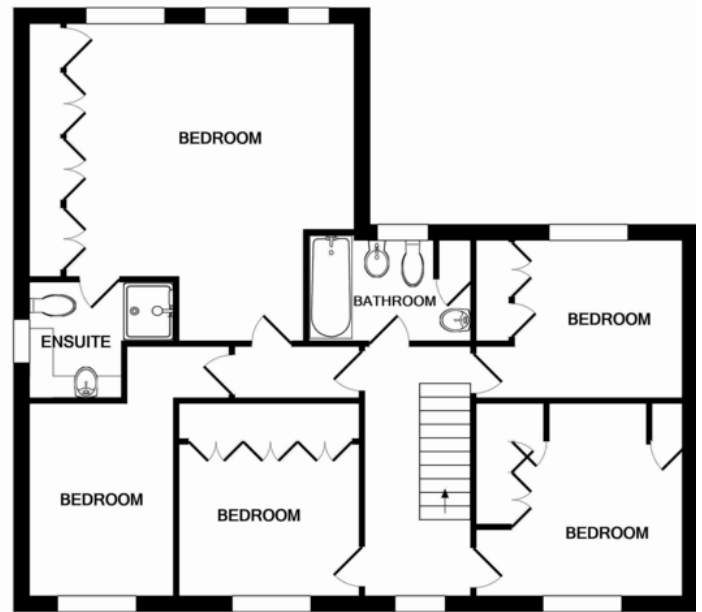
WORKSHOP STORE

With workbench and light. From the workshop/store access is provided into the utility room.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX FLOOR AREA 1948 SQ FT (181 SQ M)
Made with Metropix ©2021

Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements