




BRITISH
PROPERTY
AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT
IN KENILWORTH

Cherry Apple
Cottage,
Warwick
Road,
Leek
Wootton,
Warwick,
CV35 7RB


BOOTHROYD
& Company

£495,000




BOOTHROYD
& Company

3 Bedroom End Terraced House located in Leek Wootton.



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93.40

FULL DESCRIPTION

THE PROPERTY

A three-bedroom 1930s end terraced cottage located in the heart of this popular village of Leek Wootton, perfectly located for access to Kenilworth, Warwick as well as the A46/M40. This interesting cottage is in need of modernisation and improvement sits on a generous plot with ample space to extend or to explore the possibilities of a building plot subject to the usual planning requirements. The property is approached over a large front fore garden to an enclosed porch, reception hall and cloakroom, two reception rooms, kitchen and downstairs/wet room, cloakroom w.c, upstairs there are three generous bedrooms. The property is offered for sale with no onward chain.

APPROACH

Over a substantial front fore garden with picket fence and pathway to the

PORCH

Fully enclosed brick porch with wooden framed double-glazed window and matching hardwood glazed front door with ceramic tiling to floor, ceiling light, internal multi paned door into the

RECEPTION HALL

With quarry tiled floor, ceiling light, stairs rising to the first floor, cupboard concealing the electric isolation unit and electric meter, radiator, door to the

CLOAKROOM

Off the reception hall with a low-level w.c, window to side, useful wall storage cupboard, ceiling light.

DINING ROOM

9' 5" x 11' 5" (2.89m x 3.50m)

With white aluminium double-glazed window to front, radiator, ceiling light, original open fireplace with brick surround and white wood mantel.

LOUNGE

14' 4" x 11' 5" (4.39m x 3.50m)

With double-glazed patio doors overlooking the rear garden, radiator, ceiling light and wall light, coving, open fireplace with brick inset, marble heath and oak mantel.

KITCHEN

11' 0" x 10' 3" (3.37m x 3.13m)

Fitted with matching base and wall units with work surfaces with ceramic tiling to splash back, single drainer stainless steel sink with chrome mixer tap, space and plumbing for washing machine, space for electric cooker, space for under counter fridge and separate freezer, useful under stairs storage cupboard, vinyl flooring, double-glazed window to rear and side with double-glazed door, door to the

DOWNSTAIRS SHOWER/WET ROOM

With a walk-in shower enclosure with Mira Advance electric shower, wall mounted wash hand basin, ceramic tiling to walls, opaque double-glazed window to side, Dimplex electric convection heater, extractor fan, ceiling light, access to roof void.



FIRST FLOOR LANDING
With ceiling light, smoke alarm, door to

DOUBLE BEDROOM ONE
9' 5" x 17' 10" (2.88m x 5.44m)
With white aluminium double-glazed window to side and corner window to front with elevated views, original open fireplace with brick surround, bulk head hatch for ease of moving furniture into the room.

DOUBLE BEDROOM TWO
14' 5" x 10' 5" (4.41m x 3.20m)
With double-glazed window to rear, ceiling light, original open fireplace with brick surround.

BEDROOM THREE
11' 0" x 7' 0" (3.37m x 2.14m)
With double-glazed window to rear, ceiling light, built in airing/storage cupboard housing the lagged copper cylinder servicing the hot water.

REAR GARDEN
Laid to lawn, fully enclosed by perimeter fencing and maturely stocked with a variety of shrubs and plants, two timber sheds, greenhouse, and compost coal store.

SIDE AND FRONT GARDEN
Large side and front garden laid to lawn with mature shrubs, plants, and fruit trees, enclosed by perimeter fencing and screening hedging this could be exposed as a potential building plot, subject to the usual planning constraints.





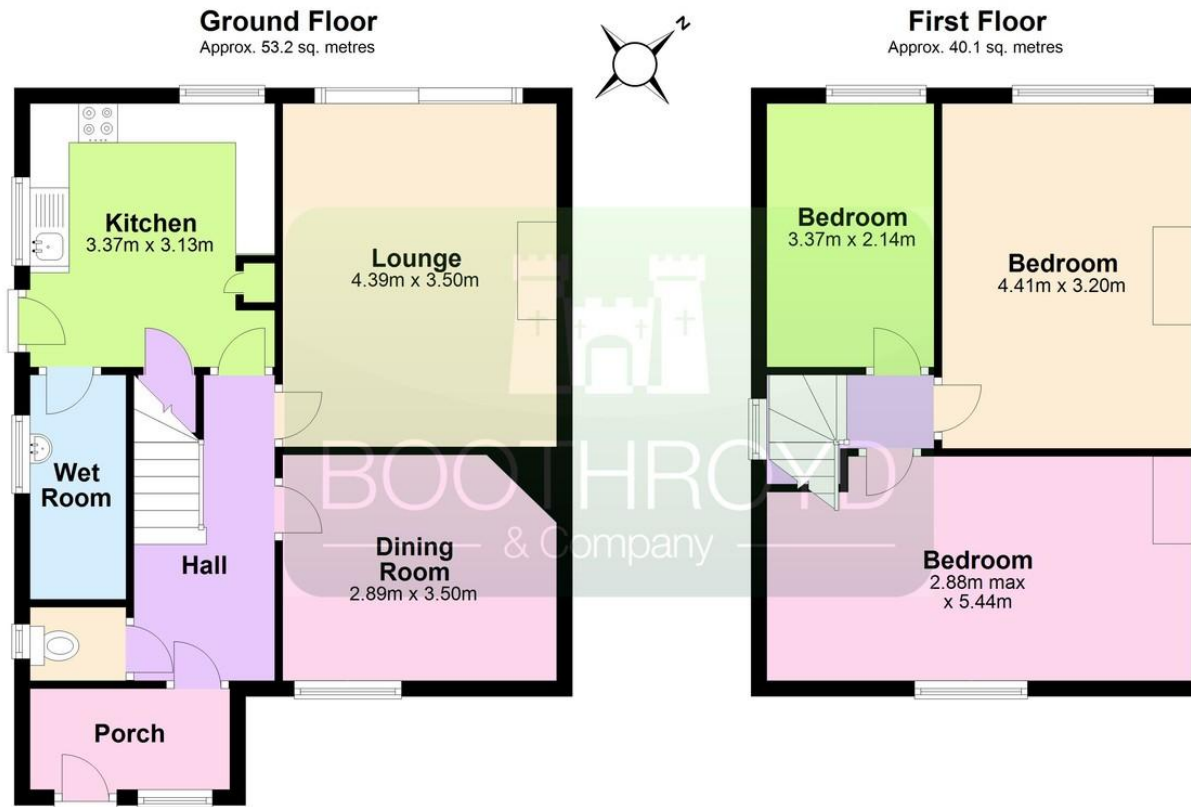
Cherry Apple Cottage, Warwick Road, Leek Wootton, Warwick, CV35 7RB

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



FLOORPLAN



Total area: approx. 93.4 sq. metres

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