



JULIE PHILPOT
RESIDENTIAL



2 The Hamlet | Leek Wootton | CV35 7QW

£625,000

A well planned detached family home set within this popular and sought after village location having a sought after primary school, The Warwickshire Golf and Country Club, church, village hall, sports and social club all within easy reach of Kenilworth, Warwick and Leamington Spa. The property benefits from four good size bedrooms, a large lounge/diner plus garden room, cloakroom, kitchen and utility room. Outside are very attractive gardens, ample driveway parking and a double garage. This has been a much loved family home for many years and offers a great opportunity for the next family to enjoy.

- Popular Village Location
- Four Double Bedrooms
- Double Garage
- Spacious Accommodation



Property Description

ENCLOSED PORCH

With door to:

ENTRANCE HALL

Having radiator, understairs storage space, central heating thermostat and smoke detector.

CLOAKROOM

With pedestal wash basin, w.c. and radiator.

'L' SHAPED LOUNGE/DINER

21' 4" x 15' 3" (6.5m x 4.65m)

With two radiators, smoke detector, tv aerial connection and modern stone fireplace with electric fire having been fitted by Manor House Fires of Kenilworth. Patio door to:

CONSERVATORY /GARDEN ROOM

15' 2" x 8' 7" (4.62m x 2.62m)

With tiled floor, radiator and door to rear garden.

KITCHEN

12' 4" x 8' 5" (3.76m x 2.57m)

Having an extensive range of cupboard and drawer units plus matching wall cupboards. Stainless steel sink, space and plumbing for washing machine. Slot in electric cooker, built in pantry storage and plenty of worktop space. Rear garden views. Tiled floor.

UTILITY ROOM

With stainless steel sink, space and plumbing for slimline dishwasher, wall mounted Vaillant gas boiler, radiator, tiled floor and space for tall fridge/freezer. Side entrance door.

FIRST FLOOR LANDING

With access to roof storage space via pull down loft ladder. The loft space has boarding.

BEDROOM ONE

11' 9" x 10' 8" (3.58m x 3.25m)

Having an extensive range of built in bedroom furniture to include three double door wardrobes, bedside tables, two three drawer units and central dressing table. Ceiling light/fan and further storage cupboard.

BEDROOM TWO

12' 3" x 9' 4" (3.73m x 2.84m)

With radiator, built in wardrobe/storage cupboard. This is a good size second double bedroom.

BEDROOM THREE

11' 9" x 8' 2" (3.58m x 2.49m)

With rear garden views and radiator. This is a third double bedroom.

BEDROOM FOUR

9' 5" x 9' 5" (2.87m x 2.87m)

With rear garden views and radiator. This is used as a study at present so offers great flexibility but can also be a good size fourth double room.

BATHROOM/SHOWER-ROOM

10' 1" x 6' 1" (3.07m x 1.85m)

A modern refitted bathroom that is now a shower room with large shower enclosure having glazed screen and sliding door. Pedestal wash basin, w.c., and heated towel rail. Complementary wall and floor tiling, shaver point and built in storage cupboard. Built in heated linen store cupboard with trickle heater.

OUTSIDE

DOUBLE GARAGE

18' 7" x 15' 0" (5.66m x 4.57m)

Having electric up and over door, light, power and personal side entrance door.

GARDENS

To the front of the property is an attractive garden with lawn and shrubbery borders. To the front there is also double width driveway with block paving. At the side a gate and path leads to the rear garden with is sunny and south facing having a large block paved patio area, lawn and well stocked shrubbery borders being mature and well established. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

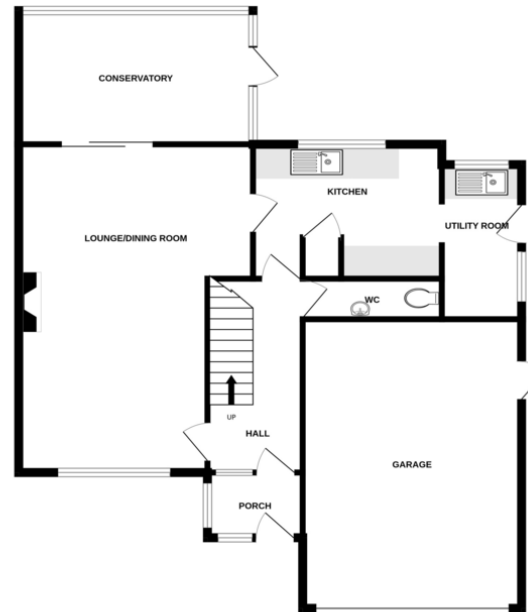
T: 01926 257540

E: sales@juliephilpot.co.uk

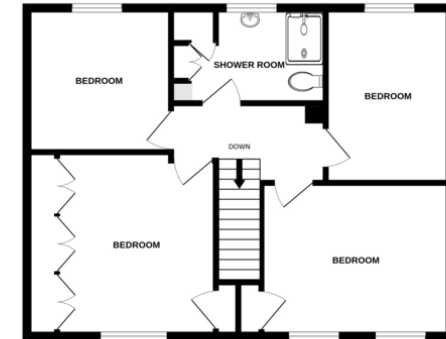
W: www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR

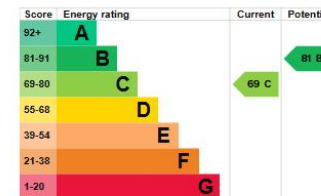


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Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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