



Woodcote Drive, Leek Wootton

Offers In The Region Of £625,000

- Spacious Four Bedroom 1950s Semi Detached House
- Quiet Village Location and Walking Distance to Local Primary School
- Living Room, Dining Room & Conservatory
- Link, Cloakroom, W.C And Family Room
- South Facing Gardens To Rear Backing Onto Open Fields
- Superb Plot Of Around 1/4 Acre Backing Onto Open Fields
- Energy Rating D - 65
- Breakfast Kitchen
- Four First floor Bedrooms & Bathroom
- Warwick District Council Tax Band E

Woodcote Drive, Leek Wootton

A sought after and desirable four bedroom semi-detached house approached over a feature driveway and situated on a plot of approximately 1/4 of an acre with established gardens. Set within the Police Headquarters in this desirable village of Leek Wootton, home to All Saints C of E Academy with an Ofsted Rating 'Good'. The gas centrally heated and double glazed accommodation comprises: feature approach, reception hallway, lounge with feature fireplace, conservatory, separate dining room, fitted quality kitchen with integrated appliances, rear link, w.c. and family room. Upstairs, the first floor attractive landing has access to a large roof space with conversion potential, master bedroom with two further double bedrooms and smaller single bedroom accompanied with a large family bathroom. The property is approached via a private driveway and has an attractive fore garden, garage storage and to the rear, a delightful south facing lawned garden with shed backing onto fields.



Council Tax Band: E



Approach

Over a gravelled and tarmacadam driveway to a Georgian style entrance, with hardwood panelled and opaque front door into the

Reception Hall

With wood laminate flooring, radiator, stairs rising to the first floor and doors of to

Living Room

With window to front, coving, feature living flame effect coal gas fire with black marble hearth and oak surround and hearth, t.v. point, two radiators, door to

Conservatory

With sliding patio doors, surrounding double glazed windows with a dwarf brick wall offering a superb view across the rear garden, reflective glazed roof, ceramic tiles to floor, French doors onto the patio.

Dining Room

With wood laminate flooring, coving, ceiling light, radiator, double glazed window to rear, feature living flame effect electric fire with marble inset and wood mantle and surround, useful matching cupboards to either side of the chimney breast.

Breakfast Kitchen

Comprehensively fitted with a range of matching oak fronted base and wall units with granite work surfaces, integrated appliances to include a Neff double fan assisted oven and grill, Neff gas four ring stainless steel hob with illuminated stainless steel extractor hood above, Bosch dishwasher, space and plumbing for washing machine, space for large upright fridge freezer, double glazed window to side and front, ceramic tiling to floor, wall mounted Worcester Bosch boiler servicing the hot water and central heating, space for breakfast table, coving, ceiling downlighters, double glazed window to front side and back, double glazed opaque door into the

Link

With matching double glazed French doors into the rear garden and side driveway, polycarbonate roof, coat hooks, ceramic tiling to floor, door to

Cloakroom W.C.

With a low level w.c., wall mounted wash hand basin, ceramic tiled walls to half height, ceiling light, opaque window to side.

Family Room

With wood laminate flooring, window to side and rear with French doors onto the patio, useful base units with wood grain effect and work surfaces with space for under counter fridge or freezer.

First Floor Landing

With access to insulated and part boarded loft space, radiator, ceiling light, smoke alarm, double glazed window overlooking front garden, door to the spacious airing cupboard with lagged copper cylinder and slatted shelving with immersion heater.

Double Bedroom One

With window overlooking the rear garden, wood laminate flooring, smoke alarm, radiator.

Double Bedroom Two

With window to front and side, wood laminate flooring, radiator, useful wardrobe/storage with hanging and two shelves over.

Double Bedroom Three

With window overlooking the rear garden, radiator, smoke alarm, built-in beech fronted double wardrobes with hanging and shelving with matching shelves either side.

Bedroom Four

With window to front, radiator, wall mounted shelf.

Bathroom

Spacious bathroom with a three piece white suite with low level w.c., pedestal wash hand basin, paneled bath with central chrome mixer tap and mains fed shower over with chrome fittings and attachments with shower curtain, ceramic tiling to full height to all walls, radiator, opaque window to front, vinyl floor, ceiling downlighters, extractor fan and wall mounted storage cupboard.

Garage store

With metal door to front, ideal for bike storage.

Rear Garden

Being a particularly lovely feature of the property with a super south westerly facing rear aspect and backing onto open fields. Being approximately 100ft in length with paved pathway established shrubs, hedges and mature trees. Mainly laid to lawn there is an additional raised decking to the top of the garden adjacent to open countryside.

Front

To the front of the property is a good sized lawn fore garden, with tarmacadam and gravelled driveway with parking for several cars.

Tenure

The property is freehold

Services

All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
53 Mbps
Satellite / Fibre TV Availability

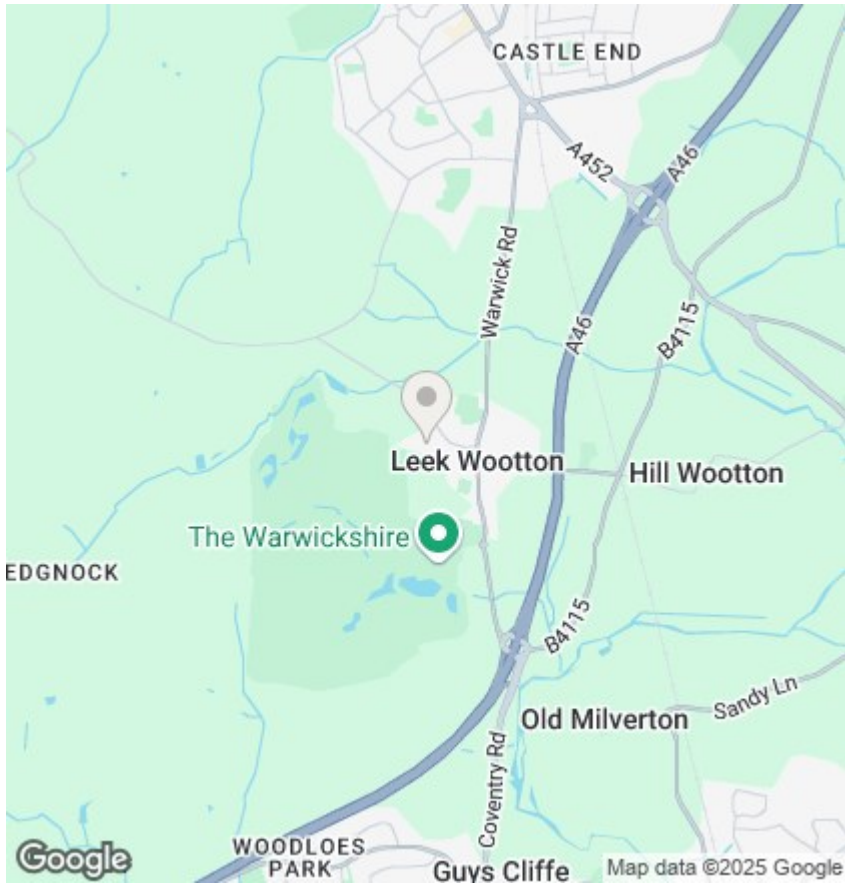
BT
Sky
Virgin

Fixtures And Fittings

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





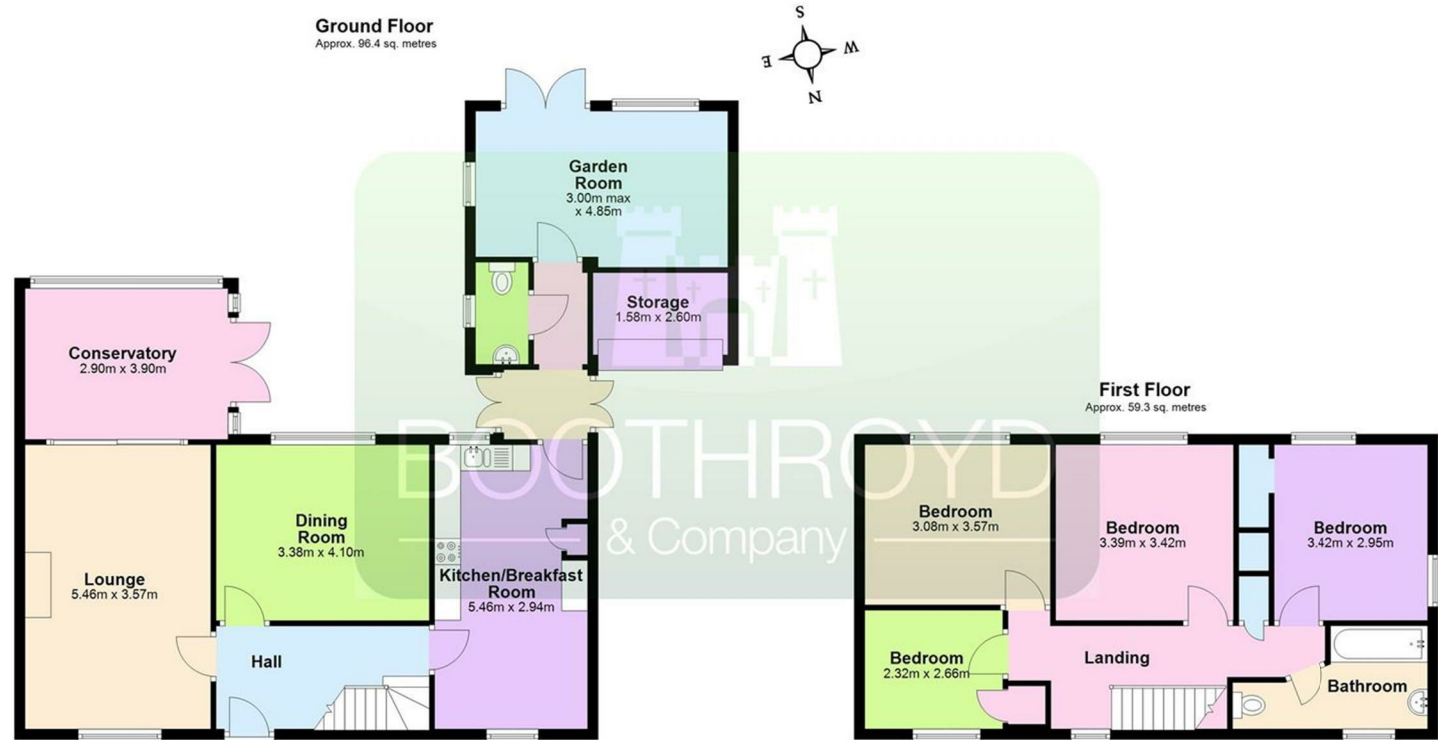


Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 155.7 sq. metres