



The Hamlet, Leek Wootton, Warwick, CV35 7QW

Offers In The Region Of £674,500

- A Well Appointed Three Bedroom Family Home
- Stunning Fitted Breakfast Kitchen With Utility
- Beautiful Village Location And Rear Outlook
- Study Looking Into The Garden
- Gas Central Heating And Double Glazing
- Front Driveway Leading To A Side Store
- EPC Rating D - 65
- Extended Rear Lounge With Wood Burning Stove
- Three Well Proportioned Bedrooms
- Warwick District Council Tax Band F

The Hamlet, Warwick CV35 7QW

A well appointed three bedroom detached house set on the fringes of this pictureque Warwickshire village. The property has been extended and improved to create a well balance and modern family home. There is a generous central hallway with cloakroom and entrance to the large rear lounge with twin doors onto the rear garden and a wood burning stove. The kitchen is comprehensively fitted with modern shaker style units and has integrated appliances. Off the kitchen is a utility room and rear study.

On the first floor are three well proportioned bedrooms, two having dressing areas and a refitted family shower room. Outside is a driveway that leads to the single side garage. To the rear is a lawned garden with patio and far reaching views. Leek Wootton lies a short distance from Kenilworth, Warwick and Leamington Spa. Whilst a small village it is well served with a Primary School, Village Hall with Sports Clubs, Public House as well as The Warwickshire Golf Club with its fabulous leisure facilities.



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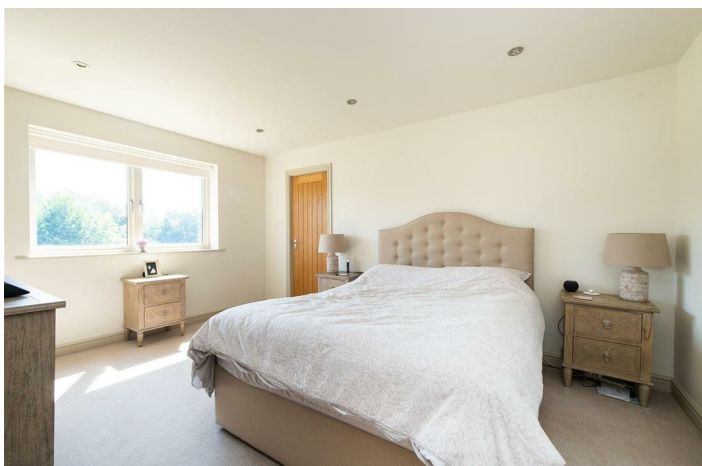


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D

Council Tax Band: F



Entrance Hallway

Entered through a composite entrance door with full height side light windows. Tiled flooring on the threshold, dogleg staircase rising to the first floor landing, radiator and doors leading off to:

Cloakroom

With a vanity wash hand basin with medicine cabinet over, concealed cistern wc, radiator and a frosted window.

Kitchen/Breakfast Room

13'6" x 11'1"

The kitchen is comprehensively fitted with a range of modern shaker style units. The units have brushed steel furniture and the base units have a roll edged work surface with an inset composite sink over. Four ring gas hob which is set below an extractor canopy. Eye level ovens and a breakfast bar peninsula. The wall units include wine racks and integrated appliances include a dishwasher, fridge freezer. Amtico flooring and opening into the utility.

Utility

Continuation of the flooring, units and countertops. Plumbing for automatic washing machine, window to the side and a door into the garage and further door to the study.

Study

12'9" x 7'7"

Windows to the side and rear and a radiator.

Lounge

20'2" x 19'5"

With a focal point provided by a wood burning stove with exposed chimney and set on a tiled hearth. Radiator and twin French doors onto the rear garden.

Landing

With a frosted window on the turn, access to loft void and doors off to:

Principal Bedroom

14'6" x 10'7"

With a window to the rear, radiator and a door into the dressing area with a porthole window and dormer.

Double Bedroom

10'9" x 10'9"

With a window to the fore, radiator and an opening into a dressing area with new bespoke fitted quality bedroom furniture with hanging, shelving and fitted draws, porthole and dormer windows.

Double Bedroom

10'2" x 9'3"

Window to the rear and a radiator, range of bespoke, newly fitted quality bedroom furniture with hanging and shelving.

Shower Room

With a walk in full width shower cubicle with rainfall shower. Wall hung wash hand basin and a concealed cistern wc. Tiled floor and to walls. Frosted window to the fore and a chrome heated towel rail.

Rear Garden

Leading from the house is a patio that has a formal lawn beyond. It is enclosed with mature hedging and has a shed at the head of the garden.

Driveway

Being block paved and providing hardstanding for two vehicles. it leads to the entrance door and side storage.

Side Garage

The garage has been separated to create to storage areas. One access from the driveway and the rear half from the utility room internally.

Services

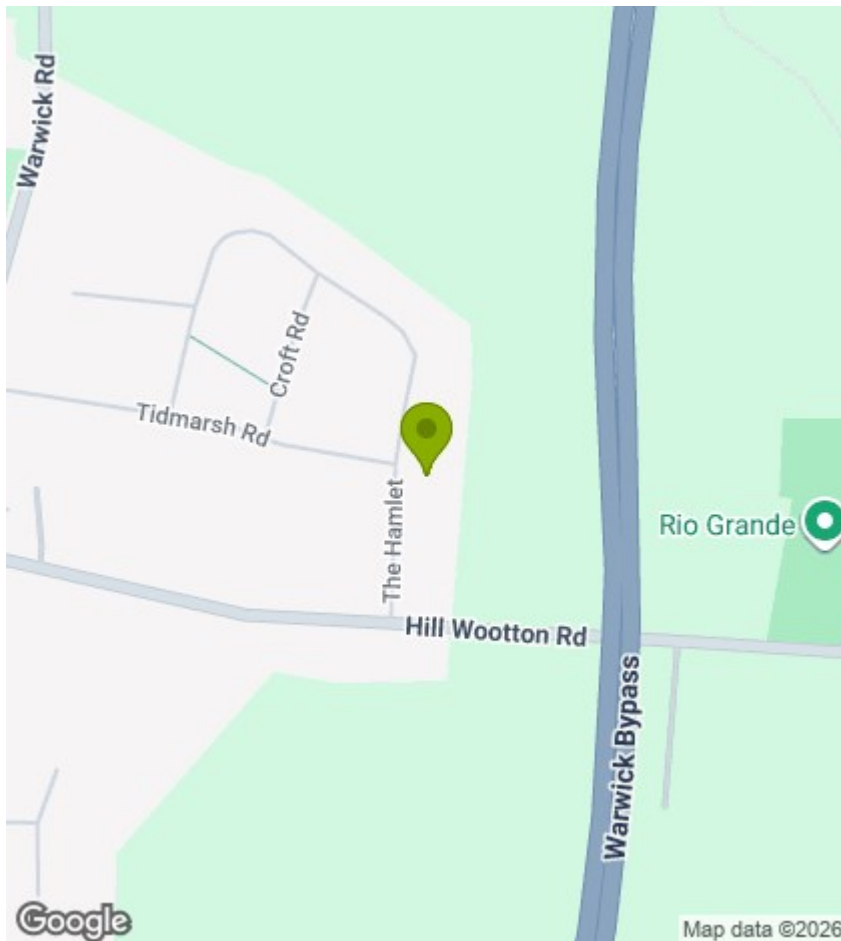
All mains services connected.

Tenure

The property is freehold.

Fixtures And Fittings

All fixtures and fittings 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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 