



## Limetree Cottage Leek Wootton, Warwick, CV35 7QU

Offers In The Region Of £785,000

- Character Extended Three Bedroom Semi Detached House
- Downstairs cloakroom & Spacious Study
- Good Size Through Lounge
- Large Dining Conservatory
- Superb Surrounding Established Gardens
- Open Porch & Hall
- Energy Rating D - 55
- Extended Kitchen With Island Unit
- Three Double Bedrooms Ensuite & Bathroom
- Warwick District Council Tax Band F

# Limetree Cottage , Warwick CV35 7QU

A delightful period three bedroom semi detached house significantly extended and alerted, situated in this delightful village community in the Leek Wootton conservation area, conveniently positioned between Warwick & Kenilworth and situated for the A46 by-pass with its excellent communication links. This delightful and well presented period property situated in good size gardens offers deceptive spacious accommodation with character features and comprises: open covered porch, reception hall, through living room, large study, cloakroom w.c., quality fitted kitchen, with island unit, large dining conservatory to the first floor there is a impressive master bedroom with ensuite shower room, two further double bedrooms, luxurious re-fitted bathroom four piece bathroom, gas central heating, double glazed, outside good size terraced, landscaped, surrounding attractive lawned gardens beautiful stocked and established with various fruit trees, a detached brick built garage and ample off road parking. An outstanding period property that required inspection.



Council Tax Band: F



### **Approach**

Through a remotely controlled electric Iron gate, to the gravelled driveway with parking sufficient for 4 cars, and paved pergola pathway to an open timber and brick porch with permanent quarry tiled step, twin outside courtesy lights and composite door into the

### **Reception Hall**

Oak flooring, ceiling light, smoke alarm, radiator, useful built in storage cupboard, stairs rising to the first floor, door to

### **Lounge**

With oak strip flooring, two ceiling lights with centre rose, feature open fireplace with cast iron grate, tiled inset, and hearth with antique pine mantle, two radiators, wooden framed and leaded double-glazed French doors onto the front patio with matching insets either side, door to the

### **Inner Lobby**

With oak flooring, open storage with hanging and shelving, door to the

### **Study**

With two leaded double-glazed window to front and side, ceiling light with centre rose, coving built in storage/display cupboard with shelving, dado rail.

### **Cloakroom w.c**

With a two-piece white suite with low level w.c., vanity wash hand basin with cupboard below, opaque internal double-glazed window, ceramic tiled to floor and splash backs, wall mounted Ideal heat logic condensing boiler servicing the hot water and central heating, heated chrome towel rail.

### **Breakfast Kitchen**

Comprehensively fitted with a range of matching cream high gloss fronted base and wall units with marble effect rounded edge work surfaces with chrome handles and black marble effect rounded edge work surfaces, ceramic tiling to splash back and floor, integrated Siemens double electric fan assisted oven and grill, full height integrated fridge, Beko freezer, Washing machine and Bosch tumble dryer included in the sale, integrated Siemens dishwasher, island unit with five ring black ceramic gas hob and ceiling suspended stainless steel illuminated extractor hood, under pelmet lighting, further wall unit unit, wine cabinet, glass display cabinet, under counter fridge,

LED ceiling down lighters, roof light, leaded double glazed window and French doors onto the rear patio, door into the

### **Dining Conservatory**

With surrounding double-glazed windows with a glazed roof, ceramic tiles to floor with underfloor heating, two radiators, French doors looking over the attractive gardens.

### **First Floor Landing**

Split level first floor landing with ceiling light, radiator, leaded double-glazed window to rear, accessories insulated roof space with retractable ladder, door to

### **Double Bedroom One**

With leaded and double-glazed window to front, radiator, ceiling light, built in wardrobes to one wall with hanging and shelving, matching dressing table and door to the

### **Ensuite shower room**

With a luxury three piece white suite with low level encased w.c., feature vanity wash hand basin with waterfall chrome mixer tap, walk in shower enclosure with mains fed shower with chrome fittings and attachments, heated chrome towel rail, leaded double glazed window to side, LED anti mist mirror and downlighters, porcelain tiles all walls and floor with extractor fan.

### **Double Bedroom Two**

With leaded double-glazed windows overlooking the lovely gardens, ceiling light, built-in pair of double wardrobes with hanging and shelving with matching cushioned window seat, with storage below.

### **Double Bedroom Three**

With leaded double-glazed window to rear and side, built-in single wardrobe with matching over bed cupboards.

### **Bathroom**

A spacious luxury four piece bathroom with a low level w.c., half pedestal wall hung wash hand basin with chrome waterfall mixer tap, corner shower enclosure with mains fed shower with attractive mosaic style tiling to walls, large bath with chrome waterfall tap, feature radiator, mirrored vanity cabinet, LED downlighters, extractor fan, opaque leaded double glazed window to rear.

## The Gardens

Attractive gardens that are a real feature of this property with many fruit trees, screening hedging and pergola walkways. The gardens are fully enclosed by perimeter fencing and established laurel and conifer hedging.

## Detached Garage

With gravelled driveway leading to a good size garage with pitched tiled roof and timber twin doors to front with power and light connected and pedestrian door to side.

## Tenure

The property is freehold.

## Services

All mains services are connected;

### Mobile coverage

EE  
Vodafone  
Three  
O2

### Broadband

Basic  
4 Mbps  
Superfast  
60 Mbps  
Ultrafast  
1000 Mbps

### Fibre TV Availability

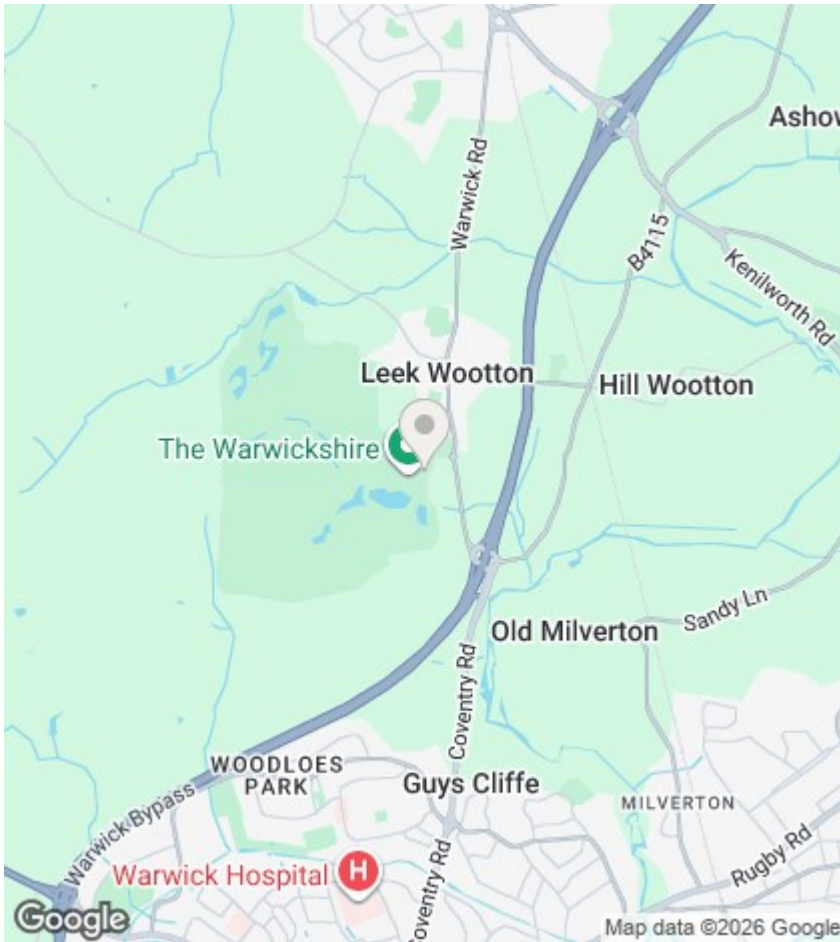
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## Fixtures And Fittings

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







### Directions

### Viewings

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

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

