



Woodcote Lane, Leek Wootton, Warwick

Offers In The Region Of £335,000

- Three Bedroom Semi Detached House
- Reception Hall
- Dining Room & Kitchen
- Bathroom
- Gas Central Heating And Double Glazing
- Elevated Position Off The Road
- Energy Rating C - 71
- Three Bedrooms-Two Doubles
- Enclosed Rear Garden
- Warwick District Council D

Woodcote Lane, Warwick, CV35 7QF

This extended three-bedroom semi-detached house is situated in an elevated position, ideally located for easy access to Kenilworth, Leamington, and Warwick. A short drive to the A46 makes both Jaguar Land Rover and Warwick University easily accessible, making this property an ideal family home.

The double-glazed and centrally heated accommodation includes a hallway, a through lounge with a feature fireplace, a kitchen, and a separate dining room. On the first floor, you will find three bedrooms (two of which are doubles) and a bathroom.

Outside, there is an attractive garden featuring a new patio and a shed. Early viewing is highly recommended.



Council Tax Band: D



Approach

Over a stepped pathway to a path leading to a UPVC double-glazed door.

Reception Hall

The room features a radiator, stairs leading to the first floor, ceiling downlighters, and a door to the

Living Room

Featuring a living flame effect electric fire with a marble composite inset and hearth, this space includes a white wood mantle and surround. It also has a TV point, a double-glazed window to the front, a radiator, a ceiling light, and a door to the

Dining Room

Featuring sliding patio doors that overlook the rear garden, this space includes a ceiling light, a radiator, and a door leading to a useful understairs storage cupboard equipped with coat hooks. There is also a panelled and glazed door leading into the

Kitchen

This kitchen is thoughtfully designed, featuring a range of matching cream-painted base and wall units. It has marble-effect rounded edge work surfaces, a single drainer white ceramic sink with a chrome mixer tap, and an integrated under-counter fan-assisted oven and grill with a four-gas hob. A concealed illuminated extractor hood is positioned above the hob.

Additionally, there is space and plumbing for both a washing machine and a dishwasher, as well as room for a large upright fridge freezer. The kitchen also includes a double-glazed window at the front and a door to the rear, ceiling spotlights, and vinyl flooring.

First Floor Landing

With access to insulated and part-boarded loft space, door to

Double Bedroom One

This room features a double-glazed window at the front, a ceiling light, a radiator, and a built-in storage cupboard under the stairs.

Double Bedroom Two

The room features a double-glazed window that overlooks the rear garden, along with a ceiling light and a radiator.

Bedroom Three

The room features double-glazed windows at both the front and rear, a ceiling light, and a radiator.

Bathroom

The bathroom features a three-piece white suite, which includes a low-level WC, a pedestal wash basin, and a panelled bath equipped with a central chrome mixer tap and a shower attachment with chrome showerheads. The walls and floor are adorned with ceramic tiling, and there is an opaque double-glazed window at the rear. Additional amenities include LED downlighters and a heated chrome towel rail.

Rear Garden

Fully enclosed by perimeter fencing, the property features a plastic composite shed and is mainly laid to lawn with planted flowers and a newly laid full patio. There is a side gate accessible via a communal pathway.

Tenure

The property is freehold.

Servcies

All mains services are connected;
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

57 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Fixtures & Fitiings

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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(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	



LOCATION
Woodcote Lane

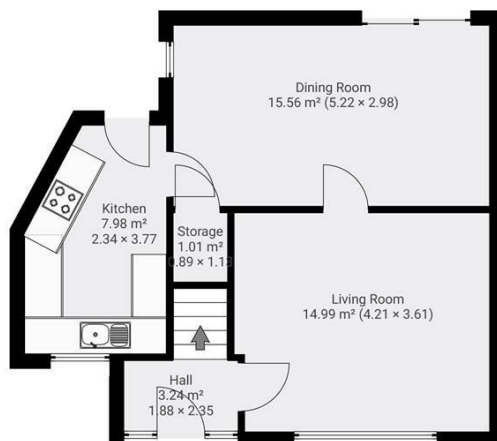
DETAILS
Total area: 83.14 m²
894.91 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatusium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatusium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatusium.

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▼ Ground Floor TOTAL AREA: 42.76 m²



▼ 1st Floor TOTAL AREA: 40.38 m²

