



Meadow Close, Wolvey LE10 3LW

£350,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

NO CHAIN. A spacious four bedroom detached family home situated at the end of a lovely cul-de-sac within the well regarded village of Wolvey which is located on the Warwickshire/Leicestershire border in an outlying part of the borough of Rugby. The village is, however, more than 11 miles (18 km) north-west from the town of Rugby and closer to Hinckley (five miles to the north), Nuneaton (six miles to the north-west) and Coventry (ten miles south-west). The property briefly comprises, entrance porch, reception hall, ground floor toilet, through lounge, dining area, refitted kitchen and a utility room. To the first floor, the spacious landing leads to four good sized bedrooms and a family bathroom. Outside, the property occupies a generous plot with parking and garage to the front and a mainly lawned garden at the rear. Council tax band: F. EPC: E



## Enter Via Double Glazed Door into

### Enclosed Porch

Fully double glazed with opaque glazed door to

### Main Reception Hall

14'1 x 7'6 (4.29m x 2.29m)

With stairs to first floor landing, radiator, glazed window to front and door to

### Ground Floor Cloakroom

7'4 x 3'9 (2.24m x 1.14m)

With enclosed low level flush WC, vanity sink unit, tiling to splash back, double glazed window to front, radiator and further doors opening through to

### Lounge

24'1 x 10'4 (7.34m x 3.15m)

With double glazed window to front, radiator, brick built fireplace, sliding patio door to rear garden and arch leading through to

### Dining Room

11'3 x 10'0 (3.43m x 3.05m)

With double glazed window to rear, radiator and door back to hallway.

### Re Fitted Kitchen

12'9 x 9'8 (3.89m x 2.95m)

With contemporary range of base and wall units, roll edge work surfaces over, inset drainer sink with mixer tap, integrated fridge/freezer, integrated dishwasher, built in double oven, inset electric hob with extractor hood and glazed door to

### Rear Hall

6'1 x 3'5 (1.85m x 1.04m)

With opaque glazed door to side, opaque glazed window, integral door to garage and door to

### Utility Room

6'10 x 6'1 (2.08m x 1.85m)

With base unit, roll edge work surface over, inset drainer sink with mixer tap and wall mounted boiler.

### First Floor Landing

With loft access, radiator, double glazed window to front and door to

### Bedroom One

12'7 x 11'3 (3.84m x 3.43m)

With double glazed window, radiator and built in wardrobe with sliding door.

### Bedroom Two

13'0 x 9'9 (3.96m x 2.97m)

With double glazed window and radiator.

### Bedroom Three

7'6 x 10'4 (2.29m x 3.15m)

With double glazed window and radiator.

### Bedroom Four

12'0 x 9'4 (3.66m x 2.84m)

With double glazed window and radiator.

### Bathroom

10'8 x 8'2 (3.25m x 2.49m)

Four piece suite with low level flush WC, walk in shower cubicle with glass shower screen, electric shower, corner bath, vanity sink unit with surrounding storage units, cupboard housing lagged hot water cylinder with shelving, radiator, extractor fan, inset spotlights and opaque double glazed window to rear.

### Outside

#### To The front of the Property

There is a tarmac drive providing ample off road parking, remainder is laid to lawn, drive leads to garage with up and over garage door, power and lighting, glazed window to side and gated side access leads to

#### Large Rear Garden

With slab and deck patio area, remainder is laid to lawn with mature borders, garden shed, enclosed by various hedges and timber fencing, outside water tap and outside lighting.

### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to

parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

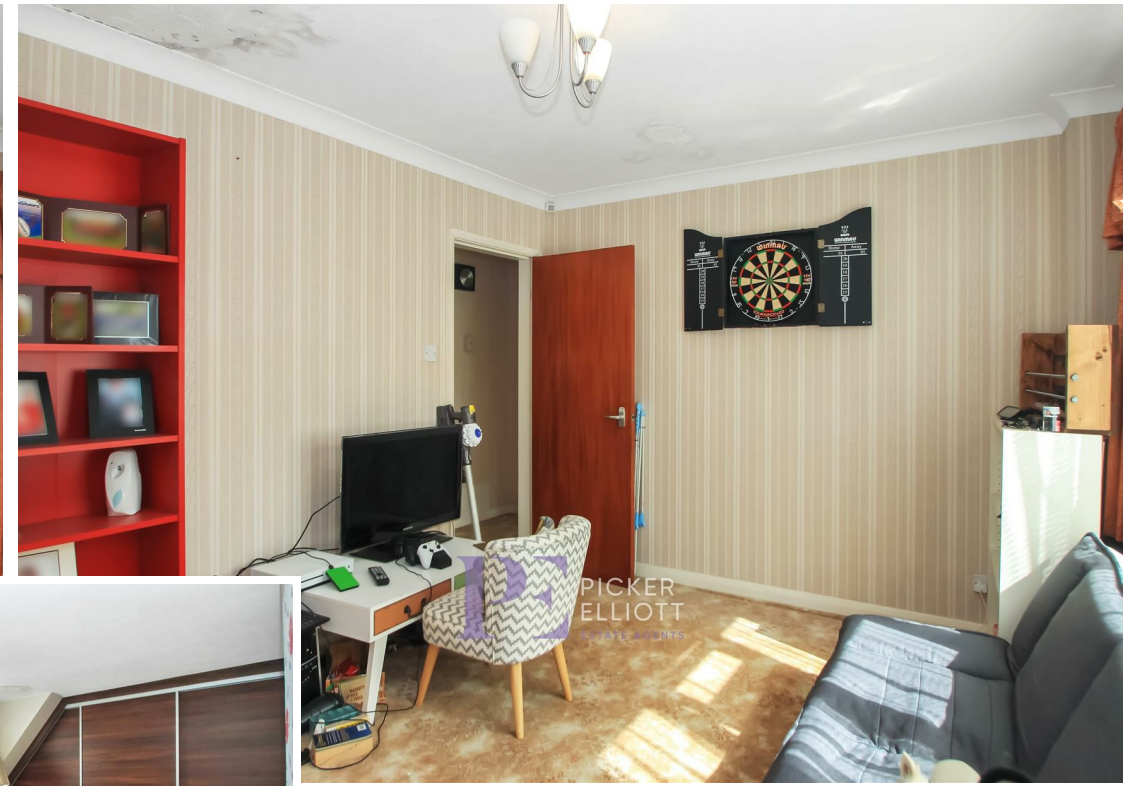
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

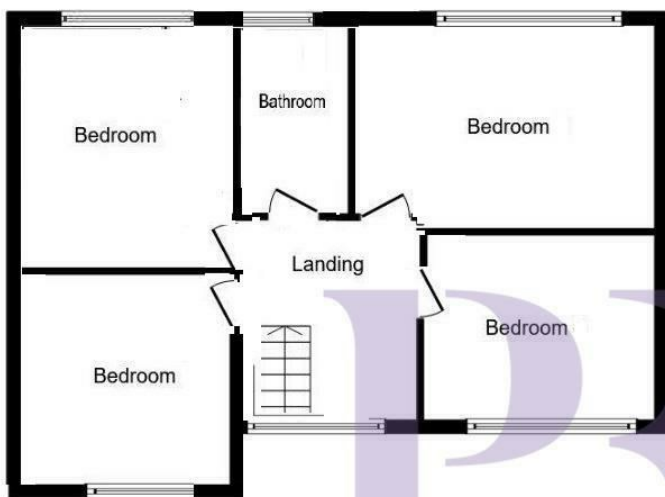
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MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





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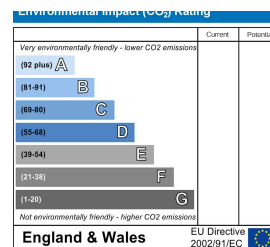
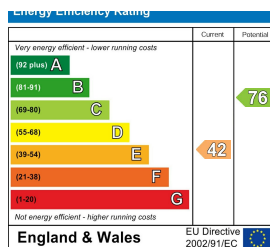
**First Floor**



**Ground Floor**

Total floor area 196.0 sq. m. (2,110 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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