



## The Hamlet, Leek Wootton, Warwick, CV35 7QW

Offers In The Region Of £655,000

- 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.



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 porthole window and dormer.

### **Double Bedroom**

10'9" x 10'9"

With a window to the fore, radiator and an opening into a nursery area with porthole and dormer windows.

### **Double Bedroom**

10'2" x 9'3"

Window to the rear and a radiator.

### **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**

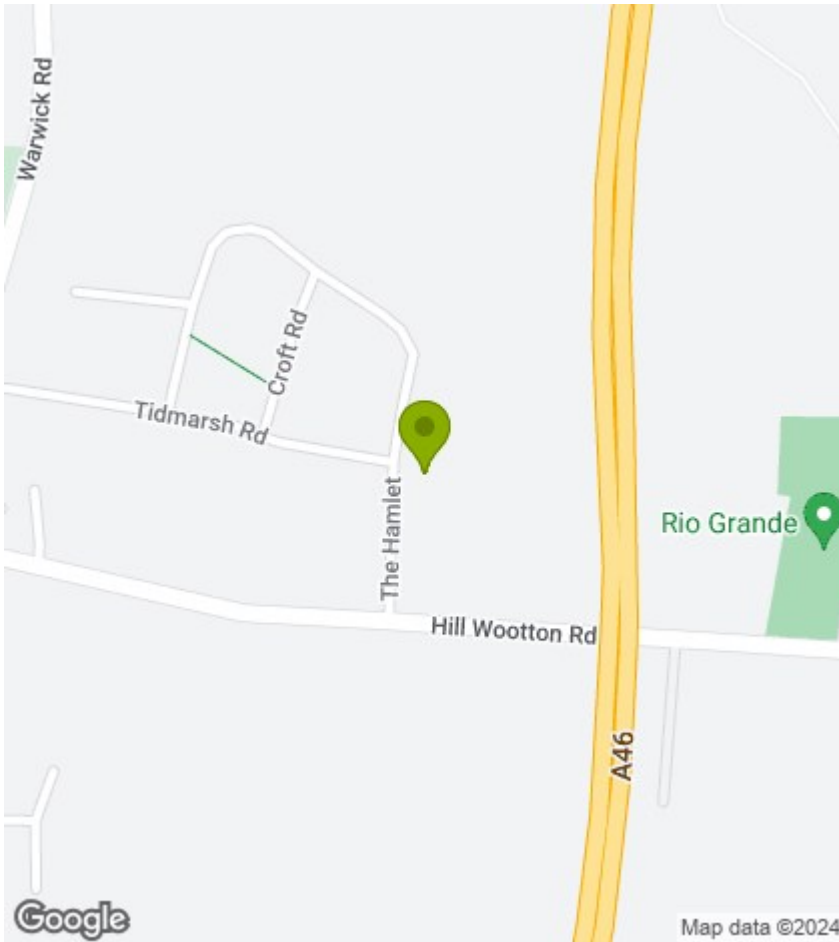
All mains services connected.

### **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.

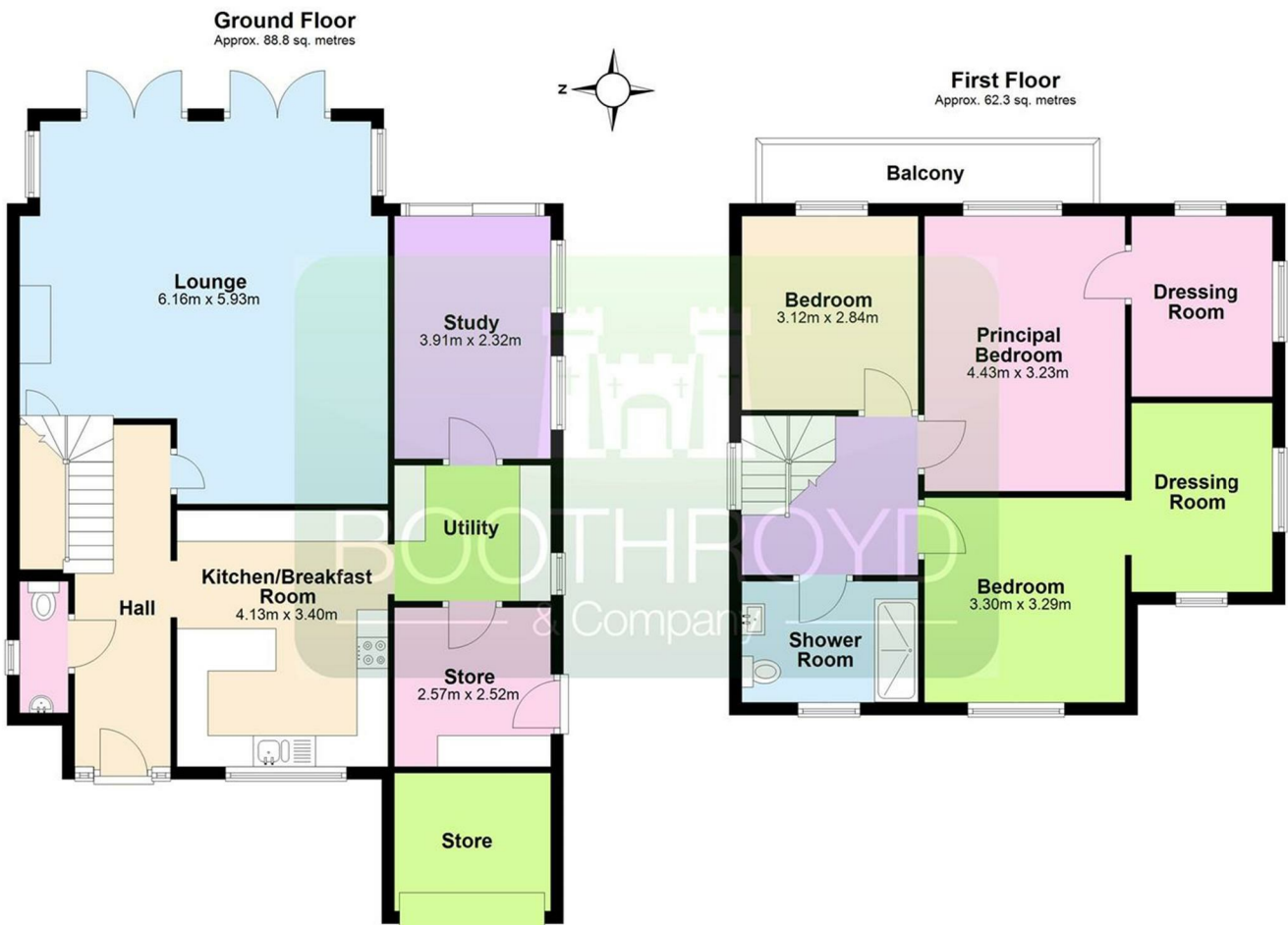


## Viewings

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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 151.1 sq. metres