



Connells

Leontes Meadows
Heathcote Warwick

Leontes Meadows Heathcote Warwick CV34 6FR

for sale
Offers Over £750,000



Property Description

Occupying a highly sought after and convenient location in the ever so popular area of Warwick Gates, sits this attractive detached home offering a wealth of generous and immaculate accommodation throughout. Lovingly maintained and thoughtfully improved by the current owners, this modern property boasts a tasteful and stylish finish, beginning with a welcoming entrance hall, downstairs cloakroom, spacious and useful utility room, generous lounge with Hwam log burner and open plan kitchen dining room. To the first floor there are four double bedrooms, the master boasting a dressing area and an en-suite shower room, bedrooms three and four benefit from a Jack and Jill shower room, an additional study/potential single bedroom and the modern family bathroom. The second floor includes two further double bedrooms both benefitting from fitted wardrobes and a shower room. Externally the property is approached via a private driveway providing off road parking for three cars, whilst to the rear there is an attractive private and beautifully landscaped rear garden with lawned garden and patio area.

Approach

The property is set back from the road behind the private driveway providing off road parking for three cars.

Entrance Hallway

Welcoming and spacious entrance hallway with stairs rising to the first floor. Having a radiator and doors off to the cloakroom, utility, lounge and open plan kitchen dining room.

Downstairs W/C

Fitted with a wash hand basin with vanity unit, a low level W/C, a radiator and a double glazed window to the front elevation also providing useful space to store coats and shoes.

Utility Room

8' 1" x 9' (2.46m x 2.74m)

Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit. Providing space for a washing machine and a tumble dryer, comprising a radiator and a door to the garage.

Lounge

14' 8" x 16' 6" (4.47m x 5.03m)

Spacious, light and airy lounge benefitting from a Hwam log burner, a radiator and Bi-fold doors leading to the garden.

Kitchen Dining Room

25' 1" max x 17' 1" max (7.65m max x 5.21m max)

Modern kitchen fitted with a range of grey high gloss wall and base units with bespoke stainless steel work surfaces over and upstand, incorporating a stainless steel, one and a half bowl, sink and drainer unit. Comprising central island with Smeg six burner gas hob and cooker hood over. Integrated appliances include; two eye-level electric ovens, a Bosch dishwasher, fridge and freezer and an additional under counter fridge. Comprising two radiators, ceiling spotlights, three double glazed windows to the front elevation and sliding patio doors leading out to the garden.

First Floor Landing

Comprising a radiator, double glazed window to the front elevation, with doors off to four bedrooms, the study, the family bathroom and stairs rising to the second floor.

Bedroom One

10' 6" x 12' 9" (3.20m x 3.89m)

Spacious double bedroom comprising a radiator and a double glazed window to the front elevation.

Dressing Area

6' 2" x 4' 5" (1.88m x 1.35m)

Having fitted wardrobes, a radiator and a door to the en-suite shower room.

En-Suite

Modern shower room fitted with a three piece suite, comprising a wash hand basin with vanity unit, a walk-in shower and a low level W/C. With a double glazed window to the front elevation.

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Three

10' 4" x 11' (3.15m x 3.35m)

Double bedroom having a radiator, a wash hand basin, a double glazed window to rear elevation and a door to;

Jack & Jill Shower Room

Fitted with a two piece suite, comprising a corner shower cubicle, a low level W/C and towel rail. With a double glazed window to the side elevation.

Bedroom Four

10' 11" x 13' 5" max (3.33m x 4.09m max)

Double bedroom having a wash hand basin, a radiator and a double glazed window to front elevation.

Study

7' 2" x 8' 3" (2.18m x 2.51m)

Comprising fitted wall units and wrap around desk, a radiator and a double glazed window to the rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps and shower over and a W/C with concealed cistern.

Having a shaver point, fitted towel rail and a double glazed window to the rear elevation.

Second Floor Landing

Comprising walk-in airing cupboard a radiator and doors off to the shower room and bedrooms five and six.

Bedroom Five

18' 8" restricted head height x 11' 2" max (5.69m restricted head height x 3.40m max)

Generously sized double bedroom benefitting from fitted wardrobes, a radiator and a skylight to rear elevation.

Bedroom Six

18' 5" max x 18' 8" restricted head height (5.61m max x 5.69m restricted head height)

Generously sized double bedroom benefitting from fitted wardrobes, a radiator and three skylights to rear elevation.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin with vanity unit and storage, a low level W/C with concealed cistern and corner shower cubicle. Having a shaver point, fitted towel rail and ceiling spot lights.

Rear Garden

Beautifully landscaped and private rear garden being mainly laid to lawn with planted borders and patio area.

Parking

Driveway to front providing off road parking for three cars.

Garage

17' 4" x 8' (5.28m x 2.44m)

With power and light and up and over door.









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). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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