

ehB
RESIDENTIAL

Your Property - Our Business



6, Leontes Meadows, Warwick

Price Guide
£725,000



A well maintained, improved and extended, executive detached family residence of attractive style, providing five bedroomed and four bathroomed accommodation on pleasant corner position, within this highly regarded south Leamington Spa location.

Leontes Meadow, Heathcote

Is located just off Othello Avenue is a popular and established residential location, ideally sited approximately 3 miles to the south of the town centre, close to a good range of local facilities and amenities including local shops, schools and recreational facilities including nearby local play area, and also convenient for access to the motorway network. Since its original construction this particular locality has proved to consistently be very popular.

ehB Residential are pleased to offer 6 Leontes Meadow which is an

opportunity to acquire a most attractively styled, executive detached family residence which has been subject to much improvement and skilful extension to provide well appointed, spacious, five bedroomed and four bathroomed accommodation, which features a most impressive refitted open plan living/kitchen arrangement of note. The property occupies a pleasant corner position including double garage and additional parking, and has been maintained by the present owners to an excellent standard throughout.

The agents consider internal inspection to be highly regarded.

In detail the accommodation comprises:-

Open Porch

Leads to the...

Reception Hall

With staircase off, turned balustrade, wood flooring, glazed panel entrance door and side panels, coving to ceiling, understair cupboard, radiator.

Cloakroom/WC

With a vanity unit incorporating corner wash hand basin, low flush WC, tiled floor, tiled splashbacks, extractor fan.

Study

10'6" x 12'6" (3.20m x 3.81m)

With wood flooring, bay window, radiator, coving to ceiling.

Through Lounge

24'6" x 11'6" (7.47m x 3.51m)

With wood flooring, two radiators, coving to ceiling, bay window,





stone fireplace with integral lights and hearth feature with gas real flame effect fire and connection. With glazed panel connecting doors leading to the impressive...

Fitted Open Plan Living/Kitchen

24'6" x 10'6" plus dining area (7.47m x 3.20m plus dining area) Being L-shaped.

Dining Area

15'6" x 11'9" (4.72m x 3.58m)

With wood flooring with under floor heating, extensive range of attractive white faced base cupboard and drawer units with complimentary Quartz work surfaces with tiled splashbacks, inset single drainer twin bowl stainless steel sink unit with mixer tap, Flavel Range with glass panelled splashback and extractor hood over, built in dishwasher Bosch oven with pan warmer under, three

quarter height units incorporating American style fridge, corner ladder unit, concealed pelmet lighting, adjoining matching peninsular breakfast bar with bi-folding doors and vertical blinds, Velux windows over, overlooking rear garden.

Utility Room

6'10" x 5'10" (2.08m x 1.78m)

With matching range of base cupboard, drawer units and work surfaces, with tiled splashbacks, high level cupboard, single drainer stainless steel sink unit with mixer tap, appliance space, plumbing for automatic washing machine, extractor fan, downlighters and wood flooring.

Stairs and First Floor Landing

With radiator, turned balustrade, airing cupboard with lagged cylinder.

Bedroom

11'9" x 12'7" (3.58m x 3.84m)

With a range of built-in wardrobes with part mirrored doors, hanging rail, shelves, radiator.

En-Suite Shower/WC

6'6" x 4'9" (1.98m x 1.45m)

With under floor heating, quadrant tiled shower cubicle with integrated shower unit, low flush WC, vanity unit incorporating wash hand basin with mixer tap, chrome heated towel rail, extractor fan, spotlight.

Bedroom

9'9" x 8'6" (2.97m x 2.59m)

With a range of built-in wardrobes with hanging rail, shelves, boiler cupboard containing Worcester Bosch gas fired central heating boiler.





Family Bathroom/WC

6'9" x 5'6" (2.06m x 1.68m)

Being half tiled with tiled floor and tiled shower area, with vanity unit incorporating wash hand basin with mixer tap, chrome heated towel rail, low flush WC, pedestal basin, mixer tap, shower attachment, shower screen, under floor heating.

Master Bedroom

10'9" x 15'3" (3.28m x 4.65m)

With a range of built-in wardrobes comprising four double wardrobes with hanging rail, shelves, mirrored doors, bed alcove, cupboards over, radiator, coving to ceiling.

En-Suite Shower Room/WC

With under floor heating, walk-in shower enclosure with glazed screen, integrated multi-jet shower unit, vanity unit incorporating twin

wash hand basins with mixer tap, low flush WC, extractor fan, downlighters, chrome heated towel rail.

Stairs and Second Floor Landing

With turned balustrade, access to roof space, radiator.

Bedroom

17'3" x 10'9" (5.26m x 3.28m)

Having windows to three aspects including Velux window, two radiators, access to storage facility within the eaves.

Bedroom

17'6" x 12' (5.33m x 3.66m)

Having windows to two aspects with Velux window, two radiators.

Bathroom/WC

6'8" x 5'6" (2.03m x 1.68m)

Being half tiled with tiled floor and shower area, under floor heating, white suite comprising panelled bath with mixer tap and shower attachment, vanity unit incorporating wash hand basin with mixer tap, low flush WC, chrome heated towel rail.

Outside

The property occupies a pleasant corner position. The front open plan garden area is partly lawned with established flower beds, pedestrian access leads to the rear garden with extensive decked patio, shaped lawn, flower borders and access to the...

Detached Brick Built Garage

16' x 17'3" (4.88m x 5.26m)

With personal door, electric light, power point, twin electric roller





doors, storage facility within the eaves, twin tarmacked car parking facilities.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band G.

6 Leontes Meadow
Heathcote
Warwick
CV34 6FR



Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

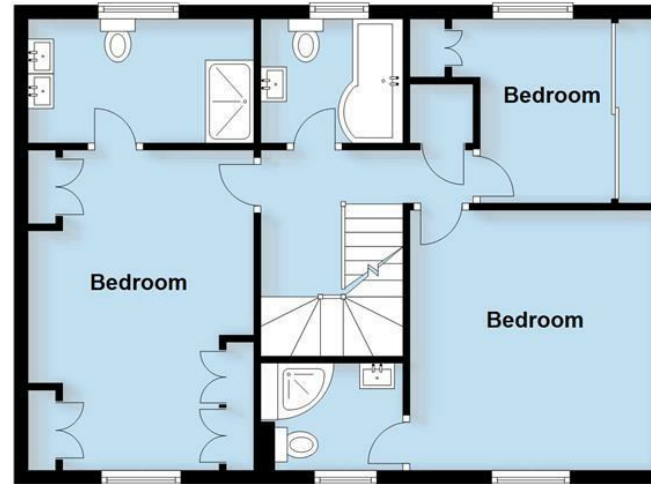
Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

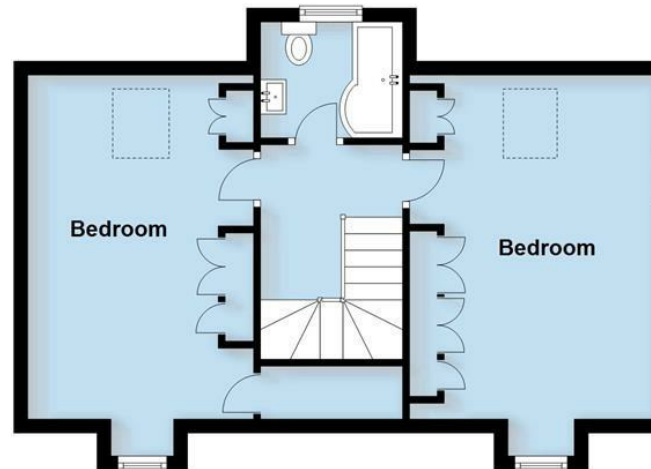
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

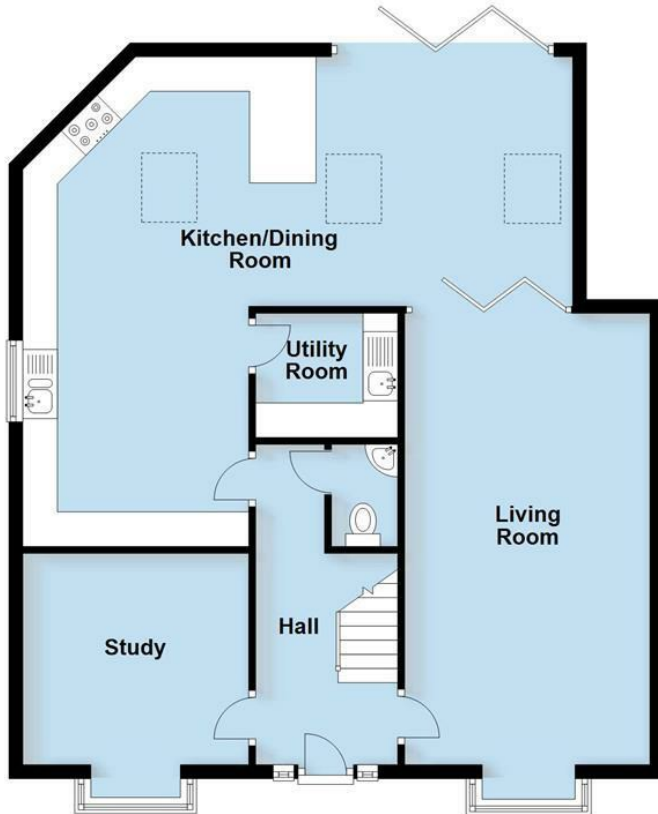
First Floor
Approx. 59.1 sq. metres (636.1 sq. feet)



Second Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



Ground Floor
Approx. 87.7 sq. metres (943.5 sq. feet)



Total area: approx. 194.4 sq. metres (2092.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact