

Linby Woodcote Lane, Leek Wootton, CV35 7QD



naea









- Large plot, approximately 0.6 acres
- Substantial detached property
- Scope to extend STPP
- Four to five bedrooms
- Living room diner
- Kitchen breakfast room
- Over sized single garage
- Beautifully maintained garden
- Sought after village location
- No forward chain



# Offers Over £700,000

This is a spacious detached property set on a substantial plot of approximately 0.6 acres in the ever-popular village of Leek Wootton. Located within easy reach of Warwick, Learnington and Kenilworth, as well as providing easy access to the motorway network, rail line, fantastic local amenities and schools. Having an interior comprising, entrance hall, kitchen diner, large living room diner, utility and boot room, four to five generous double bedrooms and study, also two bathrooms. Outside benefits from a large and beautifully kept garden wrapping around the property and a large, imposing driveway. There is also a garage and outside store. Viewing is a must as this is a fantastic proposition for someone to put their own stamp on, also having huge scope for expansion STPP.

#### **ENTRANCE HALL**

rear giving access to the garden.

### LIVING ROOM DINFR

A bright and airy split-level space, being triple with windows to either side and rear, also having patio doors and wooden flooring.

#### KITCHEN BREAKFAST ROOM

A generous space with a shaker style kitchen with integrated double oven and hob, window to the side, space for table and chairs, large pantry and door leading to the: -

## UTILITY ROOM

With space and plumbing for washing machine, door and window to the side and door leading to the large boiler room.

STUDY / BEDROOM With window to the rear.

### **BEDROOM ONE**

A large double room with windows to the side and rear, built in wardrobe and sink unit.

## **BEDROOM TWO**

Another good sized room with built in wardrobes and window to the side.

### **BEDROOM THREE**

With door to the front, wooden flooring and door to the A double room with fitted wardrobes and window to the rear.

#### BEDROOM FOUR

Another double room with fitted wardrobes and window to the rear

#### BATHROOM ONF With bath, shower attachment, sink and separate WC.

**BATHROOM TWO** With bath, sink and separate WC.

### GARAGE

An oversized single garage with up and over door and large store attached.

### GARDEN

A beautiful and expansive garden surrounding the property, mainly laid to lawn with mature shrubs and trees, fence and hedge borders and large driveway.

### GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water and drainage are connected









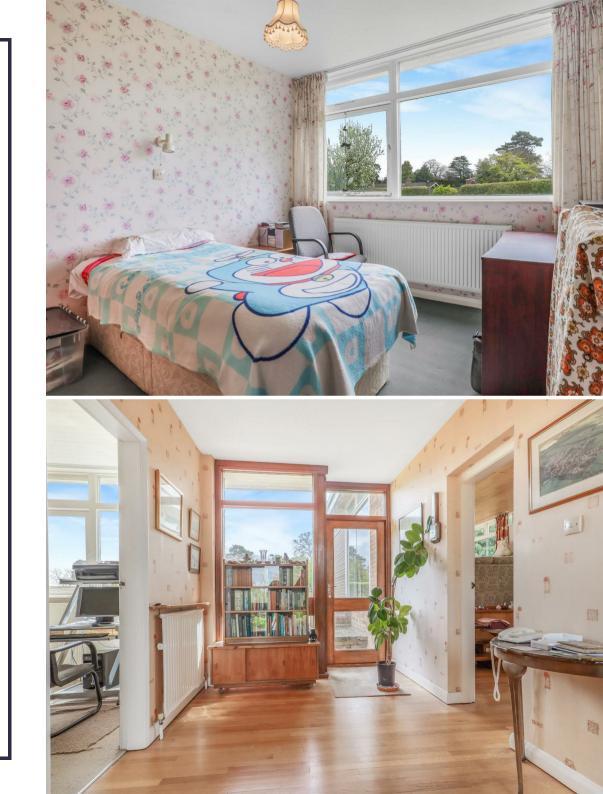
to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chinney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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