

An aerial photograph of a large, single-story brick house with a dark grey tiled roof. The house features a prominent conservatory with a white frame and large glass panels. The property is set on a well-maintained green lawn, bordered by a low hedge and a dirt path. In the background, there are dense trees and a larger, multi-story brick building. A dark blue rectangular box with white text is overlaid in the upper right corner of the image.

Peter Clarke

Linby Woodcote Lane, Leek Wootton, CV35 7QD



**Ground Floor**  
Approx. 209.8 sq. metres (2257.8 sq. feet)



Total area: approx. 209.8 sq. metres (2257.8 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



- 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, Leamington 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

With door to the front, wooden flooring and door to the rear giving access to the garden.

#### LIVING ROOM DINER

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

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 ONE

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.



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