



WARWICK ROAD, LEEK WOOTTON

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SALES & LETTINGS



"This home has been fitted to an extremely high standard, with modern living in mind, and attention to detail is first class such as the Herringbone tiled floor & oak details. The developer has aimed for a Low Carbon output which has been secured with the use of internal, roof, floor insulation and under-floor heating, on a piped wet system, coupled with an efficient air source heat pump"



A 1930's character end-terrace cottage, which has been extended and had a 'back to brick' renovation recently completed. The creation is a low carbon output home, the average three bed home produces 6 tons of CO2. This property will produce 0.7 tons of CO2. The renovation included upgrading all insulation to external walls and pitch roofs, rewired, new plumbing throughout, including installation of a Mitsubishi Ecodan air source heat pump and underfloor heating to the ground and first floors, new flush casement timber windows, Schuco aluminium panoramic sliding rear doors. The property comprises an entrance hall, guest WC, office, family kitchen diner, with quartz kitchen, fully fitted, with A-grade appliances, utility, three bedrooms an en-suite and a family bathroom. Landscaped front & rear gardens and parking for two cars. Situated in the village of Leek Wootton and is offered no chain.



Its in the detail ...

Entrance Hall

Through the black bespoke entrance door, you are greeted with tile timber effect, herringbone flooring that has a wet system under-floor heating operated with an air-source heat pump. There are oak skirting boards, down-lighting, brushed chrome light switches and plug sockets. Oak banister to stairs leading to the first floor. Oak doors to the office and the family kitchen. Under-stairs storage cupboard.

Guest WC

Continuation of the tiled herringbone flooring, floating concealed waste toilet, with black flush push buttons, sink with black mixer tap, extractor, down-lights and a timber double glazed flush casement black window.

Study

Continuation of the tiled herringbone flooring with area-controlled thermostat, timber double glazed flush casement black window and spotlights.

Lounge Kitchen Diner

A wonderful family space, with a continuation of the tiled herringbone flooring with full underfloor heating. Space has an air of luxury with beautifully chosen light fittings, oak beams, down-lighting under oak shelving, stylish lighting, which really sets a beautiful ambiance. The kitchen has fantastic marble effect Fugen Avalanche Quartz worktops. There is a 'A-Grade' appliances fitted such as a Caple down-draught induction hob. There is dove grey fitted pan drawers, a breakfast bar, contrasting dark slate coloured units with veneered oak interiors to include Caple fitted microwave, Caple fitted oven, Caple footed fridge freezer and Stainless steel sink with a flexible mixer tap. There is a fitted Caple dishwasher and an array of downlighting, timber double glazed flush casement black windows and large Schuco black aluminum sliding doors, enjoying the panoramic view of the garden. Oak door to the utility.

Utility

Double glazed door to the side passage, down-lights and extractor.

Landing

Oak doors to the two bedrooms and main bathroom. Oak door to the staircase to bedroom three. There is a Velux window, downlighting and the underfloor heating thermostat.

Bedroom One

Underfloor heating thermostat, timber double glazed flush casement black window, fitted sliding wardrobe, under stairs storage cupboard, TV point, down-lights, further storage with main controls for the underfloor heating and oak door to en-suite.

En-Suite

Stylish en-suite with large stone effect tiling, large walk-in shower enclosure with large glass, screen and return panel. Black thermostatic main rain-head shower and handheld attachment. timber double glazed flush casement black window, extractor, toilet, black towel radiator, electric Velux window and floating handbasin.

Bedroom Two

Double bedroom with down-lighting, brushed chrome electric points and TV point. Timber double glazed flush casement black window and thermostat for underfloor heating.

Bathroom

Stylish Mandarin Stone, ceramic large tile floor and splash-back. The cabinet will be built with surface mounted sink, there is a toilet, a black plate towel radiator (on a separate system with a thermostat valve, a bath with a black mixer tap, a black thermostatic rain-head shower with hand-held attachment over, a glass shower screen, wall boxing with LED lighting, extractor, timber double glazed flush casement black window and down-lighting.

Bedroom Three

The second staircase leads up to the next floor, which has three Velux windows, a thermostat to operate the radiator and brushed chrome sockets and a TV point.

Front & Parking





Parking for two vehicles with first fix electric points for two car chargers (not provided) landscaped frontage with sandstone paving with retained brick wall bedding areas with steps leading up to the modern black entrance front door with matching side windows. There are two outdoor lights and a sandstone pathway that leads to the side gated access to the rear garden. Also electric sockets. (See site plan for access)

Garden

Professionally landscaped rear garden, with brick-built retained bedding areas with sandstone copings also brick retained steps leading up to the lawn. There's a rear sleeper retained deep bedding area and side flanking bedding areas, stocked with bushes and plants. The enclosed with bespoke new perimeter timber fencing and gate to side passage. There is outdoor lighting and the Mitsubishi Ecodan air source heat pump.

Environmental details

C Rated EPC.

Energy efficient thermostatically controlled under-floor heating via Mitsubishi Ecodan air source heat pump.

All external walls have been insulated along with the ground floor.

Double glazed timber windows provide a high level of thermal insulation.

High level of insulation to the loft.

'A' Rated Appliances.

Other Electrical Information

Contemporary satin chrome sockets throughout.

LED downlights and feature LED lighting.

Completely rewired.

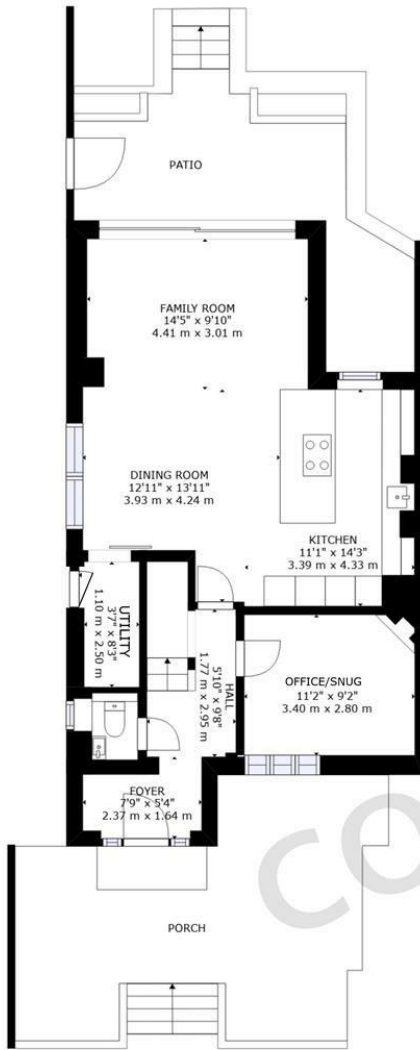
1st fix ready for car chargers.

External PIR sensors to lights.

Location

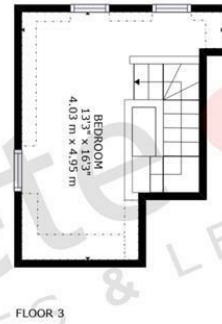
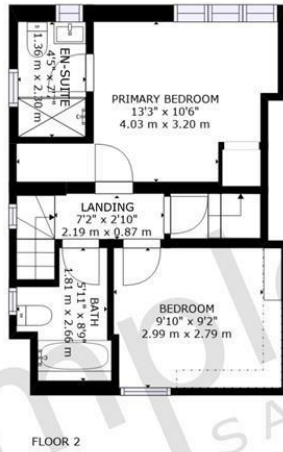
Leek Wootton is a small picturesque Warwickshire village roughly one mile South of Kenilworth and two miles North of Warwick & Leamington. The village has some excellent amenities including the magnificent Warwickshire Golf and Leisure Club. There is a fantastic Gastro Pub called the Anchor





GROSS INTERNAL AREA
 FLOOR 1: 707 sq. ft, 66 m², FLOOR 2: 376 sq. ft, 35 m²
 FLOOR 3: 140 sq. ft, 13 m², EXCLUDED AREAS:
 PATIO: 201 sq. ft, 19 m², PORCH: 313 sq. ft, 29 m²
 REDUCED HEADROOM BELOW 1.5M: 50 sq. ft, 5 m²
 TOTAL: 1223 sq. ft, 114 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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which has a very good reputation in the area.

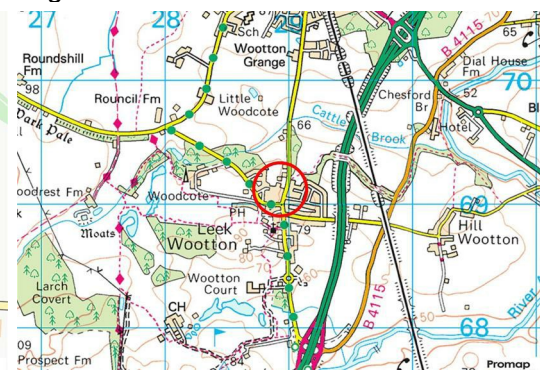
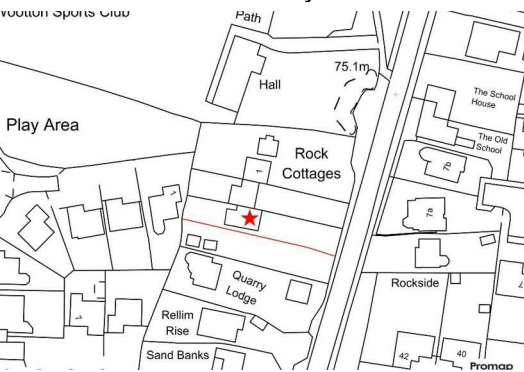
The War Memorial Recreation Ground is home to the Village Hall and Leek Wootton Sports Club. "The Rec" as it is known locally also has a children's playground and is where the annual village fair is held.

There is a very popular primary school in the village called "All Saints' Church of England Primary School" The secondary school is found in the neighbouring town of Kenilworth. The village has excellent travel connections with the A46 being very close by providing fast access to the midland motorway network and easy access to Leamington, Warwick and Stratford. Kenilworth, Warwick, Warwick Parkway and even Coventry train stations are all easily accessible from here.





- Extended 1930's Cottage
- Low Carbon Output 0.7 tonnes CO2
- Oak Doors, Beams, Skirtings & Quartz Kitchen
- Under Floor Heating 1st & 2nd Floor
- Internally Insulated Walls & Pitched Roofs
- Three Bedrooms
- Air Source Heat Pump
- Panoramic Sliders To Garden
- Bathroom, En-Suite, WC & Utility
- Off Road Parking



WARWICK ROAD, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	95
A (92 plus)	
B (81-91)	
C (69-80)	70
D (55-68)	
E (39-54)	
F (21-28)	
G (1-20)	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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