



JULIE PHILPOT
RESIDENTIAL



2 The Meadows | Leek Wootton | CV35 7QQ

A great opportunity to purchase this recently extended, refurbished and remodelled detached family home including a superb Mediterranean style garden, perfect for enjoying outdoor 'Al Fresco' dining in the sunny southwest facing garden. The property is located within this popular, thriving village location and community.

Offers In Excess Of £650,000

- Extended & Improved Village Home
- Four Bedrooms, One En-Suite
- Landscaped Rear Garden
- Must Be Viewed



DESCRIPTION

The accommodation comprises a home office, large open plan kitchen/diner and separate lounge with both rooms having direct garden access. On the first floor are four good sized bedrooms, an en-suite to master and a large family bathroom. Outside is plenty of driveway parking and a garage/store. A further benefit to this home is the slightly elevated position within this quiet cul de sac with access to all the village amenities being within an easy walk. Leek Wootton is a sought after and popular village with Primary school, village hall and club, village pub, Church, open countryside footpaths as well as The Warwickshire Golf and Country Club. Access to Kenilworth, Warwick and Leamington Spa is easy too.

DOOR TO

ENTRANCE HALL

A spacious and welcoming entrance to the property with radiator and understairs storage cupboard.

LOUNGE

15' 6" x 14' 2" (4.72m x 4.32m)

A stylish room having French double doors providing direct access to rear garden, radiator and feature fireplace.

MODERN KITCHEN/DINER

23' 8" x 9' 5" (7.21m x 2.87m) Narrows to 8'1 in kitchen area.

A modernised and refitted kitchen/diner in an open plan style with the added benefit of French double doors to the rear garden and a further side entrance door. In the kitchen area is an extensive range of two tone painted cupboard and drawer units with matching wall cupboards, granite sparkle worktops to three sides in a 'U' shape providing plenty of useable space. One and a half bowl stainless steel under-mount sink unit, integrated appliances to include; slimline dishwasher, five burner stainless steel gas hob, extractor hood, electric double oven and under counter fridge/freezer.

DINING AREA

With radiator, sideboard unit to match the kitchen units, plenty of space for dining table and chairs as well as French double doors providing direct access to the rear garden and patio.

UTILITY ROOM

Having inset stainless steel sink with double cupboard under in utility area plus two large double doors where washing machine and tumble dryer are located along with additional storage cupboards and ironing board storage space.

CLOAKROOM

With W.C, wall mounted wash basin and radiator, extractor fan and meter cupboard.

STUDY

8' 0" x 8' 0" (2.44m x 2.44m)
With oak flooring and radiator.

FIRST FLOOR LANDING

Having access to roof storage space via wooden pull down loft ladder.

MASTER BEDROOM

11' 6" x 11' 8" (3.51m x 3.56m)
With radiator, rear garden views, a range of built in bedroom furniture to include wardrobes, dressing table and bed side tables. Radiator and door to:

ENSUITE

Having shower with folding shower screen door, concealed cistem W.C and vanity wash basin with double cupboard under and further tall storage cupboard to the side. Shaver point, waterproof wall panelling and tiled floor. Heated towel rail.

BEDROOM TWO

11' 9" x 12' 3" (3.58m x 3.73m)
With rear garden views, radiator and range of built in wardrobes.

BEDROOM THREE

15' 2" x 8' 4" (4.62m x 2.54m)
With radiator and built in shelved storage cupboard.

BEDROOM FOUR

8' 2" x 7' 4" (2.49m x 2.24m)
With laminate oak flooring and radiator.





BATHROOM

8' 4" x 10' 9" (2.54m x 3.28m)

A large family bathroom having bath and separate fully tiled shower enclosure with sliding shower screen door. Concealed cistern W.C, vanity basin with double cupboard under and drawers adjacent. Ceramic tiling, shaver point and heated towel rail.

OUTSIDE

GARAGE STORE

7' 9" x 12' 9" (2.36m x 3.89m)

With up and over door, light, power and shelving. Worcester wall mounted gas boiler with pressurised hot water cylinder. Door to hall.

FRONT DRIVE & GARDEN

The property is set well back from the road with ample driveway parking for many vehicles. To the side of the driveway are lawned areas with well established shrubs. Gated access at the side leads to:

REAR GARDEN

A very modern recently landscaped rear garden enjoying a sunny south west facing aspect providing an ideal layout and design for families and for entertaining with plenty of room for outdoor dining and outdoor living There is a full width patio with steps that leads up to the further garden area that is low maintenance with artificial lawn and well stocked shrubbery borders providing colour, all of this in a very modern Mediterranean style.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

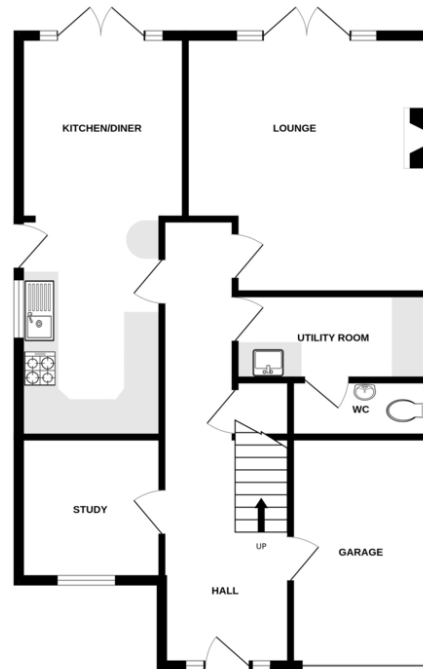
T: 01926 257540

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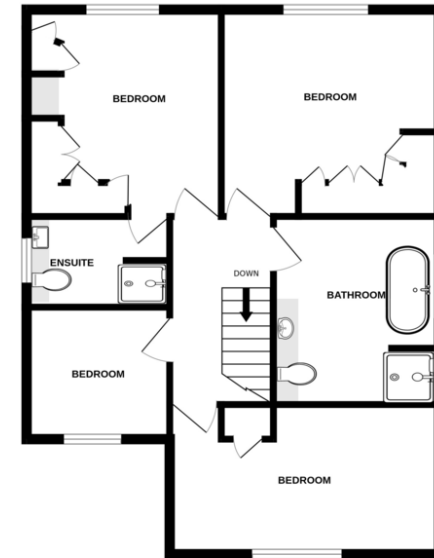
W: www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.

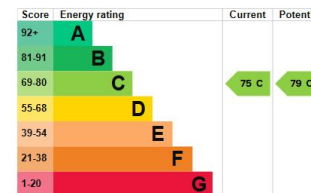


TOTAL FLOOR AREA: 1493 sq.ft. (138.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60