



**Extended, beautifully presented four
bed detached**

**20 The Hamlet
Leek Wootton
Warwick
CV35 7QW**


MARGETTS
ESTABLISHED 1806

Price Guide £775,000

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An exciting opportunity to acquire a substantially extended, and beautifully presented four bedroom detached family home with extensive ground floor accommodation and enlarged rear garden. Due to the extensions, the property enjoys flexible ground floor accommodation with many reception areas, cloakroom and four first floor bedrooms with ensuite shower. The rear garden is delightful and **VIEWING IS WARMLY RECOMMENDED.**

Double glazed front door with matching side windows opens into a large entrance porch with under floor heating.

Door opens into

RECEPTION HALL

with radiator.

CLOAKROOM

with wash hand basin, low-level WC, radiator and extractor fan.

LOUNGE - FRONT

20'2" max x 10'1" max reducing to 9'4"

This beautiful room enjoys a double glazed window, two radiators, wiring for two wall lights and double opening doors lead through to the

STUNNING EXTENDED FAMILY/DINING ROOM

13'3" x 10'2" + 22'3" x 8'11"

with wood effect flooring and under floor heating, radiator, impressive cathedral style roof light affording lots of light, this room enjoys sliding bi-fold double glazed patio doors and windows to either side opening onto the patio and garden beyond, and door to under stairs storage cupboard.

BREAKFAST ROOM

10'8" x 10'4"

with wood effect flooring, radiator, breakfast bar and archway opening through to

FITTED KITCHEN

14'8" x 8'6" max reducing to 7'1"

with under floor heating, roll edge work surfacing incorporating a single drainer sink unit with mixer tap, range of base units beneath incorporating the full sized dishwasher. Further base drawer unit and range of eye-level wall cupboards. Recess suitable for a range cooker with cooker hood over, double glazed window and door to the

UTILITY ROOM

6'1" x 7'3"

with work surfacing, base units and tall larder cupboard incorporating the Bosch microwave. Space and plumbing for washing machine, tumble dryer and further undercounter appliance. Eye-level wall cupboard and double glazed window.



OFFICE/WORK ROOM

6'9" x 7'2"

with laminate flooring, sealed unit timber framed double glazed window and door to the garaging.

Staircase from the reception hall proceeds to the

FIRST FLOOR LANDING

Off the landing there is a linen cupboard and access to the roof space.

BEDROOM ONE - FRONT

11'10" exc wardrobes x 10'5"

with sealed unit timber framed double glazed window, radiator, four door fitted wardrobes with cupboards above to full height.

ENSUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin set in vanity unit with cupboard beneath, low level WC, heated towel rail, extractor fan and full height tiling on all walls.





BEDROOM TWO - REAR

11'9" exc. wardrobe x 8'11"

with window, radiator and the dimensions exclude the wardrobe space with cupboards above to full height.

BEDROOM THREE - REAR

10'4" x 9'4" max

with double glazed rear window and radiator.

BEDROOM FOUR - FRONT

10'7" max x 7'1" max exc door recess

with sealed unit timber framed double glazed front window, radiator and storage cupboard fitted above the bulkhead.



FAMILY BATHROOM

has a white suite with panel bath having a mixer tap and tap secured adjustable shower over with screen, low-level WC, wash hand basin with mixer tap and cupboard beneath, downlighters, wiring for two wall lights and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY/PARKING

there is a wide block paved driveway providing parking with shaped lawn to the side.

GARAGES

GARAGE ONE

16'9" x 8'1"

Electrically operated roller doors, electric light and power.

GARAGE TWO (reduced in size)

9'1" x 7'10"

Electrically operated roller doors, electric light and power.

GENERAL INFORMATION

Please note, there are restrictive covenants and information about these are available upon request.

The property is freehold and all mains services are connected.



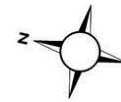
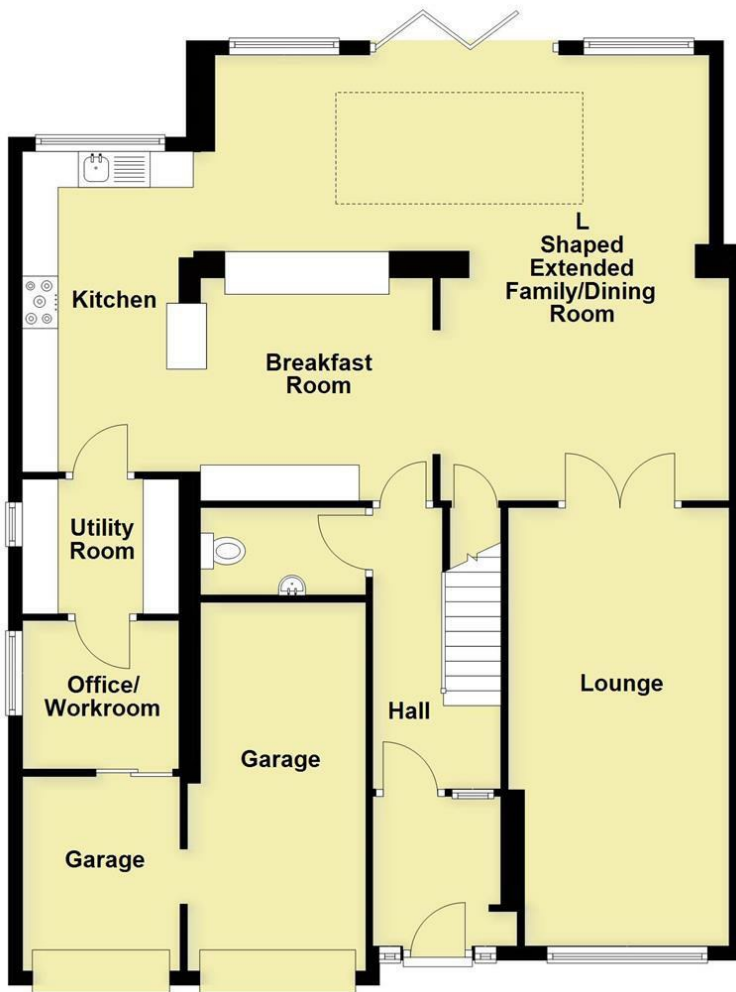


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Ground Floor

Approx. 120.1 sq. metres (1292.8 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



Total area: approx. 172.8 sq. metres (1859.5 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

