



JULIE PHILPOT
RESIDENTIAL



13 Tidmarsh Road | Leek Wootton | Warwick | CV35 7QP

£625,000

An extended, generous sized family home set in this popular village location with the benefit of four bedrooms, three separate reception rooms, kitchen/breakfast room, utility room, two bathrooms and a large rear garden. In addition is ample driveway parking for several vehicles and a double garage. Leek Wootton is very sought after with a village primary school, pub, village hall, cricket and football club, open countryside on your doorstep and The Warwickshire Golf and Country Club.

- No Chain Involved
- Four Bedrooms, Two Bathrooms
- Lounge, Dining Room & Conservatory
- Summerhouse/Home Office
- Viewing Recommended



Property Description

ENCLOSED PORCH

With tiled floor and built-in storage/boot cupboards and seat.

ENTRANCE HALL

With radiator.

CLOAKROOM

With vanity wash basin having cupboard under, low level w/c, built-in storage cupboard and tiling.

LOUNGE

19' 9" x 11' 4" (6.02m x 3.45m)

With modern feature fireplace, two radiators and patio door to:

CONSERVATORY /GARDEN ROOM

9' 7" x 9' 0" (2.92m x 2.74m)

With tiled roof, tiled floor garden and French doors providing direct garden and patio access.

DINING ROOM

13' 6" x 10' 0" (4.11m x 3.05m)

With radiator, laminate wood flooring and serving hatch to the kitchen.

'L' SHAPED KITCHEN/BREAKFAST ROOM

15' 4" x 18' 4" (4.67m x 5.59m) MAX

A very spacious and modern kitchen with a breakfast/dining area to the side. In the kitchen is an extensive range of high gloss cupboard and drawer units with a combination of solid oak and red granite worktops and a range of matching wall units. Integrated appliances include Miele dishwasher, Leisure range cooker with extractor hood over and fridge.

'L' SHAPED KITCHEN/BREAKFAST ROOM CONT..

In the dining area is plenty of space for dining furniture, a radiator and three wall light points. In the kitchen is a door to the rear garden and in the dining area a door leads to:

UTILITY ROOM

Having a single drainer sink unit with cupboard under, space and plumbing for washing machine a door to the garage and a door to:

GROUND FLOOR SHOWER ROOM

Having corner shower, pedestal wash basin, extractor, radiator and electric panel towel heater rail.

FIRST FLOOR LANDING

With central heating thermostat and access to roof storage space.

BEDROOM ONE

11' 6" x 10' 5" (3.51m x 3.18m)
With radiator and built in wardrobes.

BEDROOM TWO

10' 8" x 10' 2" (3.25m x 3.1m)
With radiator.

BEDROOM THREE

11' 6" x 9' 0" (3.51m x 2.74m)
Having radiator, built in wardrobes and rear garden views.

BEDROOM FOUR

10' 3" x 8' 7" (3.12m x 2.62m)
With radiator and rear garden views.

BATHROOM

Having panelled bath with mixer tap/shower attachment and glazed shower screen. Vanity wash basin with cupboard under, concealed cistern w/c and built in storage cupboard. Radiator and complementary tiling.

OUTSIDE

LARGE GARAGE & PARKING

18' 0" x 14' 8" (5.49m x 4.47m)
Having an electric up and over door, light, power, space for additional appliances and wall cupboards. Worcester wall mounted gas boiler. There is also plenty of driveway parking for several vehicles.

GARDEN

A gate and path at the side leads to the large rear garden with a spinney area. The garden commences with a full width patio and an area of lawn you then walk down the garden into the second garden area with a spinney. The garden provides plenty of space for families and also has room for the creation of a kitchen/vegetable garden if so desired.

HOME OFFICE/SUMMERHOUSE

9' 8" x 7' 2" (2.95m x 2.18m)
An insulated timber constructed summerhouse which is currently used as a home office with light, under floor heating and power plus French double doors.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

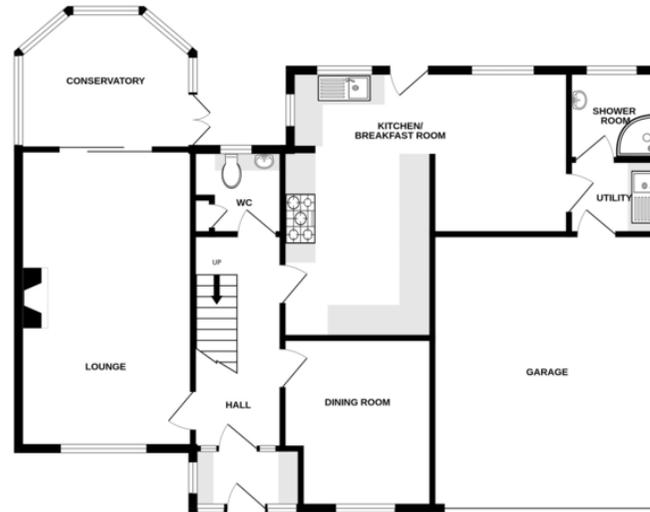
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.

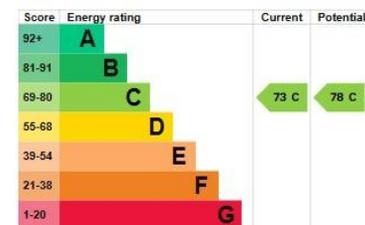


TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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