



7 Wootton Court

Leamington Spa **CV32 5UU**

Guide Price £725,000

7 Wootton Court

Lillington Avenue

This beautifully presented three storey townhouse is located on the fringe of Leamington Spa town centre within a well regarded and sought after northern pocket on Lillington Avenue. Offering well proportioned and flexible accommodation over three storey's and all being finished to an impeccable standard. Set back from the road behind a tree-lined canopy with the added advantage of driveway parking and double garage, the property offers a stunning turn key solution for any prospective buyers. The ground floor offers an entrance hallway, wc and open plan family reception, a well equipped kitchen with separate utility room. The first floor has a further reception room with access to it's private balcony, the master bedroom with fitted wardrobes and access to an ensuite. The second floor has three further double bedrooms and a family bathroom. To the rear and side there is a good sized, low maintenance garden laid mainly with paving and stocked borders.

LOCATION

Located just off Lillington Avenue, Wootton Court is a small exclusive 1970's built development of three storey town houses being conveniently sited within easy reach of the town centre and all amenities including shops, schools and recreational facilities and also within easy reach of the local railway station. This particularly pleasant location has proved to be much sought after in recent years.

ON THE GROUND FLOOR

Entrance

2.80m x 1.12m (9'2" x 3'8")
With parquet flooring of which continues through into the inner hallway. A door leads you into the double garage and an internal door leads you through to the inner hallway.

Inner Hallway

3.93m x 2.85m (12'10" x 9'4")
With continued parquet flooring, this spacious hallway has a large storage cupboard and stairs rising to the first floor. Doors lead into :-

Living / Dining Room

6.64m x 3.12m (21'9" x 10'2")
This spacious, bright and immaculately presented reception room benefits with lots of natural light via the lantern roof window and doors out to the

gardens. The flooring is laid with tiles which flow into the kitchen via the large opening connecting the two rooms together.

Dining Kitchen

4.11m x 2.67m (13'5" x 8'9")
This stunning modern kitchen offers an array of wall and base units in a tasteful grey tone with complementary granite work surfaces with inset sink and integrated appliances including a double oven, a gas hob with extractor fan, under counter fridge and dishwasher. A door links you to the utility room.

Utility Room

1.82m x 1.25m (5'11" x 4'1")
A handy separate utility offering further storage and plumbing and spaces for both a washing machine and tumble dryer.

W.C.

1.81m x 1.35m (5'11" x 4'5")
This well presented cloakroom has a modern white suite with a low level flush wc and wash hand basin. The flooring and splash backs are finished with tiling.

ON THE FIRST FLOOR

Landing

1.81m x 1.13m (5'11" x 3'8")
An open landing with stairs rising to the upper floor and connecting the first floor accommodation.

Sitting Room

5.99m x 3.57m (19'7" x 11'8")
This first floor sitting room is spacious and extremely bright due to the full length windows and doors connecting this room to the private balcony on the front aspect. The stunning presentation continues with neutral and fashionable decor.

Bedroom One

5.38m x 3.23m (17'7" x 10'7")
A spacious and well proportioned master bedroom with views out over the gardens to the rear. There is a range of fitted wardrobes and a door leads into the ensuite bathroom.

Ensuite Bathroom

2.72m x 2.46m (8'11" x 8'0")
Immaculately presented with a roll top bath having a shower attachment, wash hand basin and low level flush wc. The floors have been tiled as too have low level splash back areas.

ON THE SECOND FLOOR

Landing

2.99m x 1.24m (9'9" x 4'0")
Open and airy with access to the loft and doors leading off to:-

Bedroom Two

5.23m x 3.29m (17'1" x 10'9")
This large double bedroom is located to the rear and offers a range of fitted wardrobes and views out to the rear.

Features

Three Storey Townhouse

Immaculately Presented Throughout

Strolling Distance to Town

Close to Local Regarded Schools

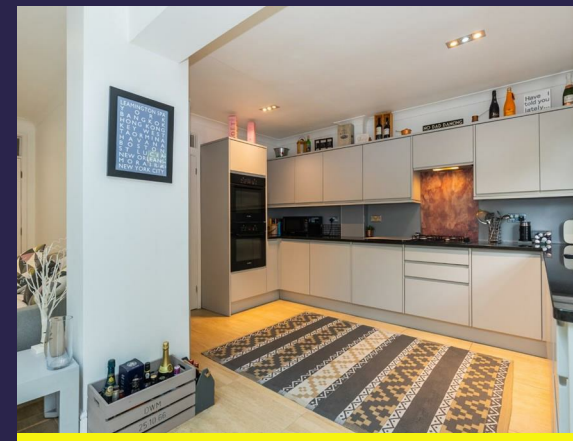
Two Reception Rooms

Four Double Bedrooms

Master Ensuite & Family Bathroom

Double Garage and Driveway Parking

Larger End Plot

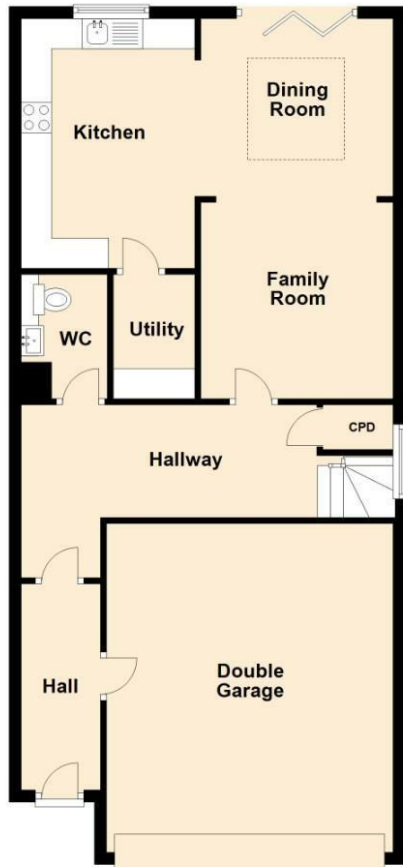




Floorplan

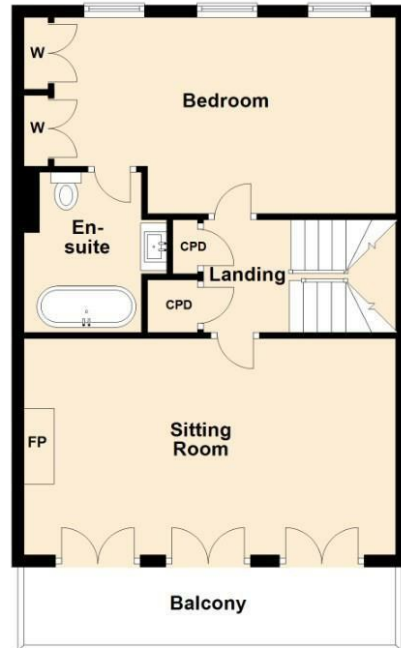
Ground Floor

Approx. 83.4 sq. metres (897.7 sq. feet)



First Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



Second Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



Total area: approx. 192.8 sq. metres (2075.7 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

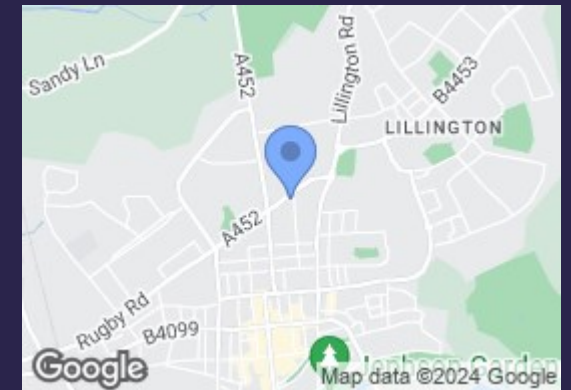
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

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

Current rating: 65 (D)
Potential rating: 78 (B)

Contact us

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