



**15 Linden Close**

Warwick **CV34 5RF**

Guide Price £350,000

# 15 Linden Close

This detached family home was constructed around 1980 and is located in the ever popular Woodloes development within Warwick occupying an elevated position with far-reaching views to the rear extending towards the centre of Warwick. Situated upon a quiet cul-de-sac, the property is set back from the road and affords a driveway and front garden leading to the garage. Internally the entrance vestibule gives way to a well proportioned living room, a separate dining room and kitchen with large larder. This leads into the garage with access into the garden. The first floor offers three bedrooms, a shower room and separate WC. Benefitting with gas fired central heating system and no onward chain the property offers great potential as a family home and lends itself to potential future extension, subject to the appropriate consents.

## LOCATION

Linden Close is a cul-de-sac lying on the fringe of the residential development known as Woodloes, approximately 1.5 miles north of central Warwick. Within Woodloes itself there are a comprehensive range of day-to-day amenities including shops and schools, there also being easy access available to facilities within Warwick town centre. In addition, the location is well placed for access to local road and motorway networks, together with rail links from either Warwick or Warwick Parkway stations. The neighbouring towns of Leamington Spa and Kenilworth are also easily accessible.

## ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

## ENTRANCE VESTIBULE

With central heating radiator and inner door to:-

## LOUNGE

5.75m x 3.38m (18'10" x 11'1")

With staircase off ascending to the first floor, coal effect gas fire, two central heating radiators, triple glazed window to front elevation and double doors giving through access to:-

## DINING ROOM

3.24m x 2.56m (10'7" x 8'4")

With central heating radiator, triple glazed window to rear elevation and door to:-

## KITCHEN

3.24m x 3.13m (10'7" x 10'3")

Fitted with a range of dark wood fronted units comprising matching base and wall cabinets, inset stainless steel sink unit, inset electric hob with oven below and extractor hood over, door to walk-in pantry cupboard, double glazed window to rear elevation and further side door giving access to the garage.

## ON THE FIRST FLOOR

## LANDING

With access trap to the roof space, built-in airing cupboard housing the insulated hot water cylinder, UPVC double glazed window and doors to:-

## BEDROOM ONE (FRONT)

3.20m x 3.36m (10'5" x 11'0")

With built-in double wardrobe, central heating radiator and triple glazed window.

## BEDROOM TWO (REAR)

3.21m x 2.60m (10'6" x 8'6")

With built-in double wardrobe, double glazed window and central heating radiator.

## BEDROOM THREE (FRONT)

2.50 max x 2.48m max (8'2" max x 8'1" max)

including stair bulkhead. With cupboard over the stair bulkhead, central heating radiator and triple glazed window to front elevation.

## SHOWER ROOM

With partly ceramic tiled walls, pedestal wash hand basin, shower enclosure housing a Triton electric shower unit with glazed panel surrounding, obscure UPVC double glazed window and central heating radiator.

## SEPARATE WC

With close coupled WC and obscure UPVC double glazed window.

## OUTSIDE

## FRONT

A lawned foregarden, to the left of which is a tarmac driveway providing off-road parking space and giving direct vehicular access to:-

## Features

Detached House

Lounge

Dining Room

Kitchen

Three Bedrooms

Shower Room

Garage and Parking

Garden

Far Reaching Views

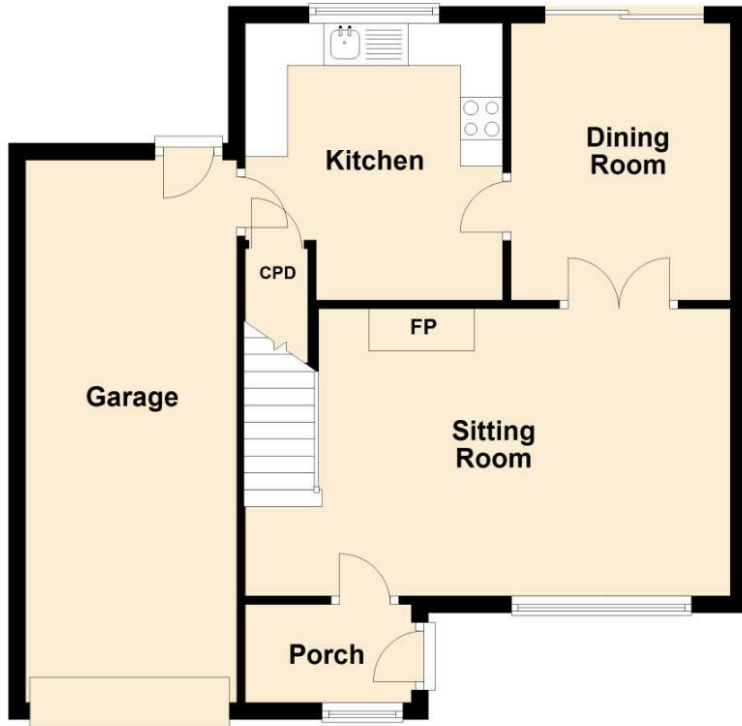




# Floorplan

## Ground Floor

Approx. 58.1 sq. metres (625.1 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 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 D - Warwick District Council



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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