



JULIE PHILPOT  
RESIDENTIAL



## 6 The Meadows | Leek Wootton | CV35 7QQ

A quietly located property with four first floor bedrooms, a large spacious lounge/diner with dual aspects, plus a delightful, landscaped rear garden enjoying a sunny south west aspect and high degree of privacy. Outside is plenty of parking and double garaging. This property offers a great chance for extending to create a larger modern home in this quiet village location.

Offers In Excess Of £585,000

- Quiet Village Location
- Four Bedrooms
- Ample Parking & Double Garage
- Mature, Private Garden



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With laminate flooring, radiator and understairs storage cupboard.

### **CLOAKROOM**

With W.C, vanity basin with double cupboard under. Radiator.

### **KITCHEN/BREAKFAST ROOM**

13' 9" x 10' 6" (4.19m x 3.2m)

A well planned kitchen/breakfast room having an extensive range of cupboard and drawer units, one and a half bowl sink unit, tall integrated fridge/freezer, dishwasher and space and plumbing for a washing machine. Tall larder unit and round edged worksurfaces providing lots of food preparation space. There is also a Rangemaster dual fuel cooker with extractor hood over, further worksurfaces and food preparation area with butler sink having a mixer tap over. Side entrance door. Space for breakfast table and chairs.

### **LOUNGE/DINER**

17' 4" x 24' 2" (5.28m x 7.37m)

A lovely light and airy room very spacious in design having dual aspects, bay window and French double doors to the rear garden. Two radiators, four wall light points and central fireplace with openings to both areas of room.

### **FIRST FLOOR LANDING**

Having access to roof storage space. Airing cupboard housing hot water cylinder.

### **BATHROOM**

With panelled bath, separate corner shower with curved shower screen, W.C and pedestal wash basin. Radiator, complementary tiling, shaver point and two wall light points.

### **BEDROOM ONE**

10' 3" x 12' 1" (3.12m x 3.68m)

Having a range of built in wardrobes and radiator.

### **BEDROOM TWO**

10' 3" x 8' 8" (3.12m x 2.64m)

With radiator, rear garden views wardrobe/storage cupboard.

### **BEDROOM THREE**

8' 7" x 11' 6" (2.62m x 3.51m)

Having rear garden views, radiator and built in wardrobe.

### **BEDROOM FOUR**

10' 7" x 9' 7" (3.23m x 2.92m)

With radiator and built in wardrobe. Views to front.

### **OUTSIDE**

16' 2" x 7' 5" (4.93m x 2.26m)

A generous size in and out driveway leads to:

### **GARAGE ONE**

16' 2" x 7' 5" (4.93m x 2.26m)

Having up and over door, light, power, built in work bench and fitted shelving.

### **GARAGE TWO**

16' 2" x 7' 7" (4.93m x 2.31m)

This garage has been partly converted to provide a storage area with Belfast sink unit, appliance space and worktop over, Worcester wall mounted boiler, light, power, personal entrance door and further storage areas.

### **OUTSIDE**

The property will be found towards the head of the cul de sac.

### **GARDENS TO FRONT AND REAR**

The front garden is well stocked with a wide variety of well established plants and shrubs. A gate and path at the side leads to the delightful rear garden which is sunny, enjoys a south west facing aspect and has a high degree of privacy. There is a full width patio leading to the area of lawn and attractive, well stocked shrubbery borders with several secluded seating spots. This garden is certainly a special feature of the home.



# Tenure

Freehold

# Council Tax Band

F

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

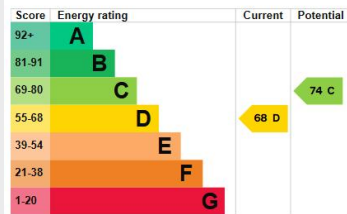
**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

## Energy rating and score

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

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



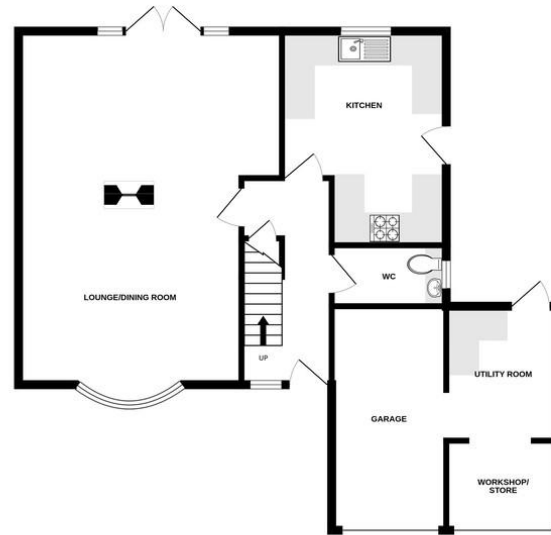
The graph shows this property's current and potential energy rating.

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.

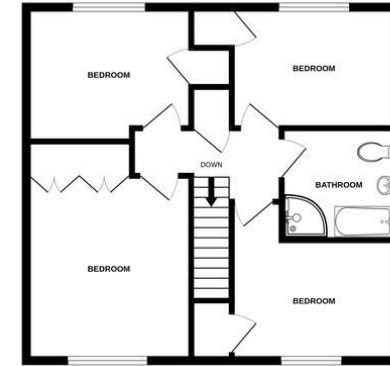
For properties in England and Wales:

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

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplex ©2026



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