



Connells

Kenilworth Road
Cubbington Leamington Spa

Kenilworth Road Cubbington Leamington Spa CV32 7TW

for sale offers over
£450,000



Property Description

Immaculate four bedroom semi-detached family home, located in the sought after and enviable North Leamington Spa.

Boasting beautiful countryside views over the fields and offering ample living space throughout, this home has been lovingly maintained and thoughtfully updated by the current owners.

Briefly comprising; welcoming entrance hallway, downstairs cloakroom, open plan lounge/dining area, kitchen and garage with utility area. To the first floor there are three bedrooms and the family bathroom and on the second floor there is the loft conversion comprising the fourth bedroom and benefitting from tree top views.

Externally the property benefits from a driveway providing off road parking and a mature rear garden.

Approach

Via driveway.

Entrance Porch

Double glazed door to front with doors off to the entrance hallway and the garage.

Entrance Hallway

Welcoming entrance hallway comprising an understairs storage cupboard, a radiator, stairs rising to the first floor and doors off to the downstairs WC, kitchen and lounge/dining area.

Downstairs WC

Fitted with a wash hand basin, low level WC, tiling to the splash back areas and a radiator.

Lounge Area

13' 8" into alcove x 13' 5" (4.17m into alcove x 4.09m)

Spacious, light and airy lounge, benefitting from a feature fire place, television point, radiator and a double glazed window to front elevation.

Dining Area

8' 11" max x 17' 5" max (2.72m max x 5.31m max)

Comprising a radiator and double glazed French doors to the garden.

Kitchen

12' 7" x 10' 7" (3.84m x 3.23m)

Immaculate kitchen, fitted with a range of white wall and base units with grey work surfaces over with upstand, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob with cookerhood over, space for a dishwasher and space for a fridge/freezer. Benefitting from a breakfast bar, tiled flooring, a radiator, a double glazed window to rear elevation and a door to the garden.

First Floor

Landing

The stairs lead from the hallway, comprising a double glazed window to side elevation, stairs rising to the second floor and doors off to bedrooms one, two and three as well as the family bathroom.

Bedroom One

10' to wardrobes x 12' 5" (3.05m to wardrobes x 3.78m)

Double bedroom benefitting from built in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Two

10' 11" x 11' 11" (3.33m x 3.63m)

Double bedroom comprising a radiator and a double glazed window to front elevation with beautiful views over the fields.

Bedroom Three

8' 11" x 6' 7" (2.72m x 2.01m)

Comprising a radiator and a double glazed window to front elevation with beautiful views over the fields.

Bathroom

Fitted with a four piece suite, comprising a wash hand basin, bath, corner shower cubicle, low level WC, shaver point, a cupboard housing the central heating boiler, fully tiled walls, tiled flooring, ceiling spotlights, a radiator and a double glazed window to rear elevation.

Second Floor Landing

Double window to side elevation and a door to;

Loft Conversion/bedroom Four

12' 2" max - reduced head height x 13' 7" (3.71m max - reduced head height x 4.14m)

Comprising built in wardrobes, a radiator, storage into the eaves and a double glazed dormer window to rear elevation.

Outside

Rear Garden

Private mature rear garden which is mainly laid to lawn and fully fence enclosed. Benefitting from planted borders, a patio area and a door to the utility.

Garage

21' 2" x 7' 9" (6.45m x 2.36m)

Having power, light, an up and over door and a wooden door to the utility.

Utility

7' 3" x 21' 4" (2.21m x 6.50m)

Benefitting from plumbing and space for a washing machine, fitted with a wash hand basin and a double glazed window to rear elevation.

Parking

Driveway with a dropped kerb providing off road parking for several cars.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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