



Connells

Rugby Road
Cubbington Leamington Spa

Rugby Road Cublington Leamington Spa CV32 7JE

for sale
offers over
£450,000



Property Description

Occupying a highly sought after and convenient location in the ever popular area of North Leamington, this attractive semi-detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained by the current owner, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, a generous bay-fronted living dining room, a modern breakfast kitchen, utility/downstairs cloakroom and additional reception room with lantern roof.

To the first floor there are three bedrooms, the master benefitting from fitted wardrobes and modern family bathroom.

Externally the property is approached via a private driveway providing off road parking for several cars, whilst to the rear there is an attractive private landscaped rear garden with stunning open views!

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors to the lounge/diner and kitchen.

Lounge Dining Room

26' 3" max into bay x 11' 4" max (8.00m max into bay x 3.45m max)

Light and airy bay-fronted lounge/dining room. Comprising a feature fire place, a radiator, double glazed bay window to front elevation and double glazed patio doors leading to the garden.

Breakfast Kitchen

18' max x 14' 5" max (5.49m max x 4.39m max)

Modern breakfast kitchen fitted in 2021 comprising a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven, gas hob with cooker hood over, an integrated dishwasher and space for a fridge/freezer. Comprising a breakfast bar, storage cupboard, a radiator, ceiling spotlights and an archway leading to the family room.

Family Room

8' 6" x 13' 2" (2.59m x 4.01m)

Having a lantern roof and comprising a television point, ceiling spotlights, a radiator, a double glazed window and door to the side elevation, ceiling spotlights and Bi-folding doors leading to the rear garden.

Hallway

Comprising a radiator and doors to the kitchen and downstairs cloakroom/utility and front elevation.

Downstairs Cloakroom/Utility

Fitted with a wash hand basin, low level W/C and a double glazed window to front elevation. There is space and plumbing for a washing machine.

First Floor Landing

The stairs lead from the main entrance hallway. There is loft access, a double glazed window to side elevation and doors to all bedrooms and the main family bathroom.

Bedroom One

12' 7" x 9' 2" max (3.84m x 2.79m max)

Double bedroom benefitting from two fitted wardrobes, a radiator, a double glazed window to rear elevation with views over fields.

Bedroom Two

12' 9" max into bay x 10' 4" (3.89m max into bay x 3.15m)

Bay-fronted double bedroom, comprising a radiator and a double glazed bay window to front elevation.

Bedroom Three

6' 6" x 7' 4" (1.98m x 2.24m)

Comprising a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, partly tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising planted borders, two patio areas, gated rear access.

Driveway

Providing off road parking to the front 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: D

view this property online connells.co.uk/Property/SPA312566

Tenure: Freehold



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