



Connells

Broadway
Leamington Spa



Property Description

Spacious three bedroom end of terrace located in the sought after village of Cubbington. Offering spacious accommodation throughout and comprising a lounge, separate dining room, kitchen, conservatory and a utility room. To the first floor there are three double bedrooms and the family bathroom.

Externally the property is set back behind the driveway while to the rear there is a generous rear garden!

Approach

Via driveway, with front door leading into the dining room.

Dining Room

14' 2" to stairs x 9' 9" (4.32m to stairs x 2.97m)

There are stairs rising to the first floor and comprising a radiator, a double glazed window to front elevation, an archway into the kitchen and a door into the lounge.

Lounge

10' 9" max x 16' 9" (3.28m max x 5.11m)

Spacious, light and airy lounge, benefitting from a gas feature fire place, a window to the front elevation and double glazed French doors leading to the conservatory.

Kitchen

6' 5" x 14' 1" (1.96m x 4.29m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. There is an eye-level electric oven, electric hob with cooker hood over and an integrated fridge/freezer. Comprising a double glazed window to rear elevation and a door to the conservatory.

Conservatory

18' 5" plus hallway x 9' 4" (5.61m plus hallway x 2.84m)

Having UPVC construction and comprising fitted wall lights, a radiator, a double glazed window to rear elevation and a door into the utility room, cupboard housing the boiler and a door to the side.

Utility Room

5' 11" x 7' 5" (1.80m x 2.26m)

Fitted with wall and base units with work surfaces over. There is space and plumbing for a washing machine and a window to the rear elevation.

First Floor Landing

The stairs lead from the dining room. Comprising a storage cupboard, access to the loft, a double glazed window to rear elevation and doors to all bedrooms and the shower room.

Bedroom One

9' 9" x 10' 9" max (2.97m x 3.28m max)

Double bedroom comprising a radiator, an alcove providing storage space and a double glazed window to front elevation.

Bedroom Two

13' 9" x 10' (4.19m x 3.05m)

Double bedroom comprising a storage cupboard, a radiator and a double glazed window to front elevation.

Bedroom Three

10' 8" x 6' 6" (3.25m x 1.98m)

Double bedroom comprising a radiator and a double glazed window to the rear elevation.

Shower Room

Fitted with a wash hand basin, a shower cubicle, low level W/C, fully tiled walls, fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Good size private garden, being mainly laid to lawn and fence enclosed.

Parking

Driveway to the front of the property for two 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.

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Tenure: Freehold

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