



**Connells**

Ladycroft  
Leamington Spa





## Property Description

Two bedroom semi-detached bungalow situated in the popular Cubbington Village and being sold with NO CHAIN.

Comprising a welcoming entrance hallway, two double bedrooms, a generously sized lounge/dining room, a kitchen and shower room.

The property also benefits from a private rear garden and a driveway with a double car port.

## Approach

Via the driveway.

## Entrance Hallway

Welcoming entrance hallway with a driveway and doors to all rooms.

## Lounge

13' x 20' 8" ( 3.96m x 6.30m )

Spacious, light and airy lounge having a feature fire place, two radiators and doors leading to the rear garden.

## Kitchen

9' 8" x 8' 9" ( 2.95m x 2.67m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit, providing space for appliances. Comprising a radiator, vinyl flooring and a double glazed window to rear elevation.

## Bedroom One

10' 4" x 14' 3" ( 3.15m x 4.34m )

Double bedroom with a radiator and a double glazed window to front elevation.

## Bedroom Two

11' x 11' 9" ( 3.35m x 3.58m )

Double bedroom with a radiator and a double glazed window to front elevation.

## Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, tiled walls, a radiator and a double glazed window to side elevation. Also housing the combi-boiler.

## Outside

## Rear Garden

Well-maintained private garden being mainly laid to lawn and fence enclosed. Comprising a patio area and a shed.

## Parking

Driveway to the side providing off road parking for two cars. There is also a double car port.

## Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

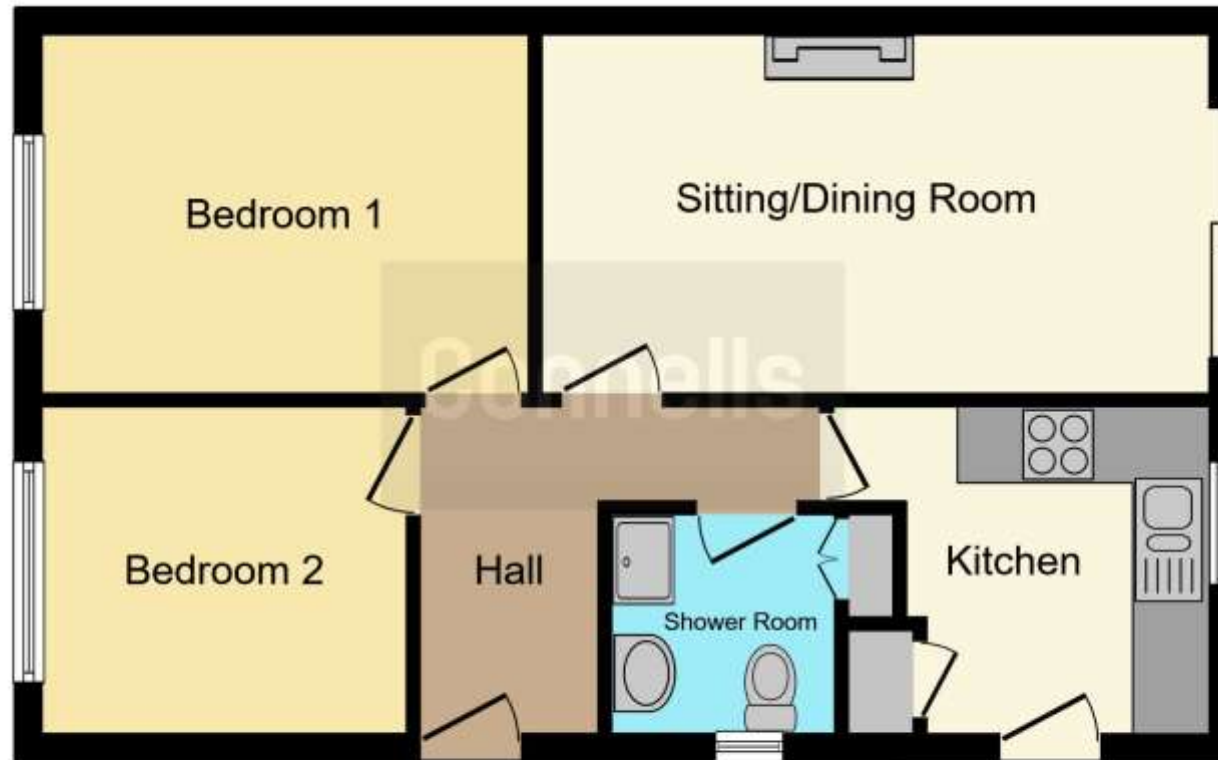












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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