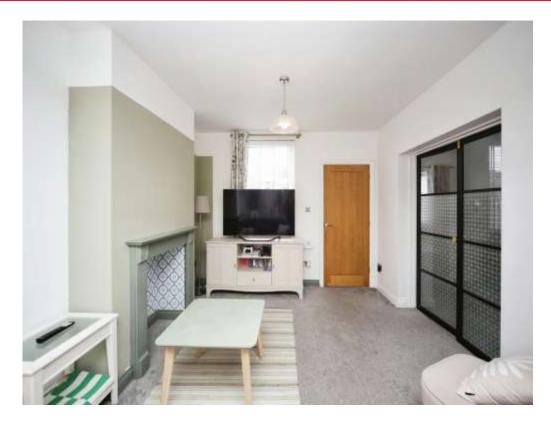


Connells

Rugby Road Cubbington Leamington Spa







Property Description

Immaculately presented, three bedroom semidetached home, set in the ideal village location of Cubbington.

This extended property has been lovingly maintained and fully re-furbished.

The ground floor consists of a study which could be used as a fourth bedroom, living/dining room, a beautifully presented kitchen with access to the utility/w/c.

To the first floor there are three double bedrooms, the master with an en-suite, and the stunning family bathroom.

Externally there is a driveway with off-road parking for two cars and a private rear garden.

Approach

Via driveway.

Entrance Hallway

With a door leading to the lounge/dining room.

Lounge/Dining room

22' 4" max x 10' 9" max (6.81m max x 3.28m max)

Spacious, light and airy living/family room with stairs rising to the first floor and having a feature fire place, built-in storage cupboard, a radiator, double glazed windows to front and rear elevations and a door to the study.

Study

12' 2" x 7' 11" (3.71m x 2.41m)

With feature wall panelling, a radiator and a double glazed window to front elevation.

Breakfast Kitchen

22' $\max x 13' 7" \max (6.71m \max x 4.14m \max)$

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. Integrated appliances to include; a double eye-level electric oven, hob with cooker hood over, a dishwasher, an American fridge/freezer and wine cooler. with space for a central island. Comprising feature wall panelling, a vertical radiator, laminate flooring and Bi-fold doors to the garden which offer an abundance of natural light.

Utility/Downstairs W/C

Housing the central heating boiler and fitted with a sink and drainer unit, low level W/C and providing space for a washing machine. Having laminate flooring, an extractor fan and a double glazed window to side elevation.

First Floor Landing

The stairs lead from the lounge area. There is access to the fully boarded loft via foldable ladder and doors to all bedrooms and the family bathroom.

Bedroom One

11' 3" x 13' 8" (3.43m x 4.17m)

The master bedroom comprises a vertical radiator, two double glazed windows to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising his and hers sinks, a walk-in shower, low level W/C, a shaver point, partly tiled walls, waterproof laminate flooring, a heated towel rail and an extractor fan.

Bedroom Two

10' 9" x 11' (3.28m x 3.35m)

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

Bedroom Three

15' 7" x 7' 7" (4.75m x 2.31m)

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

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, freestanding bath, low level W/C, partly tiled walls, waterproof laminate flooring, a heated towel rail, an extractor fan and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to lawn and fence enclosed. Comprising a patio area, with gated side access and a generously sized shed which provides ample space for storage.

Parking

Driveway providing off-road parking for two cars.

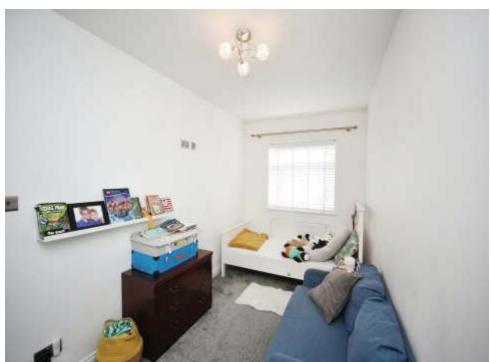


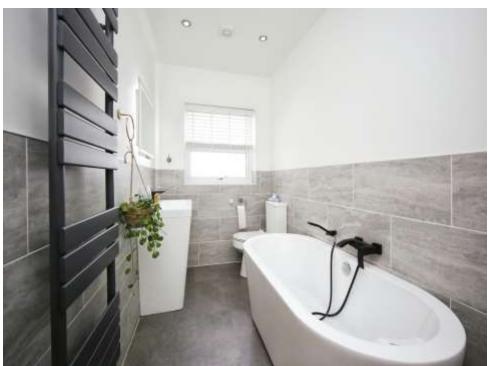














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EPC Rating: C



Tenure: Freehold





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