



**Connells**  
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Rugby Road  
Cubbington Leamington Spa



### Property Description

Immaculately presented, three bedroom semi-detached home, set in the ideal village location of Cubbington.

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

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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