



Connells

Ledbrook Road
Leamington Spa



Property Description

Three bedroom detached dormer bungalow situated in an ideal location of Cubbington Village. Just a short distance from Leamington town centre. This spacious home is perfectly situated for those seeking countryside/village living with local shops, bus routes, walks & pubs nearby, this would make an ideal home for a family or couple.

Briefly comprising a welcoming entrance hallway, giving access to two double bedrooms, a spacious living room, dining kitchen and five piece suite bathroom.

The first floor incorporates a generous master bedroom with the en-suite bathroom, and ample storage space and dressing area.

Externally there is a beautifully maintained low maintenance rear garden whilst to the front the property benefits from a car port and driveway providing off road parking for two-three cars.

Available for sale with no chain.

Approach

Via the paved driveway.

Entrance Hallway

Welcoming entrance hallway having two built-in storage cupboards, laminate flooring and doors to bedrooms two and three, the family bathroom, living room and kitchen.

Lounge

15' 1" x 14' 7" (4.60m x 4.45m)

Spacious, light and airy lounge having an electric fire place, a radiator, French doors leading to the garden and stairs rising to the first floor.

Kitchen

17' 7" x 7' 10" (5.36m x 2.39m)

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and gas hob with cooker hood over, with space for a washing machine and

space for a fridge/freezer. Housing the central heating boiler and comprising a radiator, laminate flooring, a double glazed window to rear elevation and a door leading to the garden.

Bedroom Two

10' 2" max x 10' 7" max (3.10m max x 3.23m max)

Double bedroom having a radiator and a double glazed window to side elevation.

Bedroom Three

12' 3" x 10' 6" (3.73m x 3.20m)

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

Bathroom

Fitted with five piece suite, comprising a wash hand basin, bath, separate shower, low level W/C and bidet. Having partly tiled walls, a radiator and a double glazed window to front elevation.

First Floor Landing

Stairs lead from the living room straight up into the main bedroom.

Bedroom One

21' 5" min x 12' 9" min (6.53m min x 3.89m min)

Generously sized double bedroom comprising two radiators, ceiling spotlights, two double glazed windows and two velux windows. Benefitting from ample storage into the eaves, a dressing area and access to;

En-suite Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath, low level W/C, a chrome heated towel rail, partly tiled walls, vinyl flooring, a radiator and a double glazed window.

Outside

Front Of The Property

There is a driveway providing off road parking for 2-3 cars as well as a carport.

Rear Garden

Good size, low maintenance garden being mainly laid to patio and fence enclosed. Comprising a patio area, a shed and gated side access.





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



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Tenure: Freehold



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