



51 Cubbington Road

Leamington Spa **CV32 7AA**

Guide Price £750,000

51 Cubbington Road

This well presented detached family home is located in a popular and sought after position of north Leamington Spa. Benefiting with having no onward chain and within walking distance to the town centre, together with a number of local regarded schools; both primary and secondary. Set back from the road behind the meandering driveway with mature stocked borders with copious space for a number of vehicles and double garage. Upon entry you step into a fabulous and spacious open plan living, family reception of which leads off to a well equipped kitchen and separate utility room. There is also a central reception hallway with access to a second sitting room, a great sized double bedroom and a further bedroom / study. There is a family bathroom with separate wc. The first floor offers a galleried landing leading to three double bedrooms with the master having both fitted wardrobes and an ensuite shower room. To the rear and side there is a mature and private garden with a lovely green outlook.

LOCATION

Cubbington Road is a popular north Leamington Spa area just a few minutes drive north-east of Leamington town centre with local amenities nearby together with some great local schools on your doorstep; both primary and secondary. The major road network is also close by with easy access to the A46 and M40.

ON THE GROUND FLOOR

Entrance Porch

2.52m x 1.12m (8'3" x 3'8")

Being fully double glazed with tiled flooring and access to the main front door.

Open Plan Living / Dining Reception

7.64m x 5.82m (25'0" x 19'1")

A spacious, well proportioned and light dual aspect reception room in great order with gas fireplace and sliding doors leading to the inner hallway and further door into the kitchen.

Dining Kitchen

4.33m x 4.22m (14'2" x 13'10")

This well equipped dining kitchen has been fitted with a range of modern eye level and base units having complementary work surfaces with matching splash backs. There is an integrated oven, a microwave, a hob & extractor, a dishwasher and finally an under counter fridge and freezer. The flooring has a timber effect vinyl of which flows through into the utility room.

Utility Room

2.84m x 1.96m (9'3" x 6'5")

A handy separate utility room with continued timber effect flooring and further storage with plumbing for washing machine and tumble drier. Doors lead out to the garden and also the double garage.

Inner Hallway

5.42m x 1.80m (17'9" x 5'10")

Back through the kitchen and large reception, sliding doors lead you into an inner hallway with stairs rising up to the galleried landing. There is a handy airing cupboard for storage and doors lead off to all further rooms on the ground floor.

Sitting Room

4.60m x 4.02m (15'1" x 13'2")

This second sitting room or lovely snug is located to the rear of the property and has views to both the side and doors to the rear.

Bedroom Five / Study

3.64m x 3.64m (11'11" x 11'11")

Currently used as a home office but this flexible room could be used as a further bedroom or playroom.

Bedroom Four

3.65m x 3.35m (11'11" x 10'11")

This beautifully presented double bedroom has lovely views over the rear gardens and beyond and has an abundance of fitted wardrobes.

Family Bathroom

2.45m x 1.80m (8'0" x 5'10")

This immaculately bathroom suite has a tile effect vinyl flooring and tiled walls. Fitted with a modern suite having a bath, a separate shower cubicle, a wash hand basin and a low level flush wc.

WC

1.87m x 1.08m (6'1" x 3'6")

Matching with the bathroom suite there is the same tile effect vinyl flooring and tiled walls. Once again fitted with a modern suite having a wash hand basin and a low level flush wc.

ON THE FIRST FLOOR

Landing

3.21m x 3.12m (10'6" x 10'2")

This galleried landing allows views down into the inner hallway and doors lead off to all rooms on the first floor.

Bedroom One

3.89m x 3.74m (12'9" x 12'3")

This spacious and beautifully appointed master bedroom has a large window to the front aspect and has an array of fitted wardrobes with incorporated dressing area. A door leads you into -

Features

Detached Family Home

No Onward Chain

Sought After North Leamington Spa Location

Three Reception Rooms

Five Bedrooms

Two Bathrooms

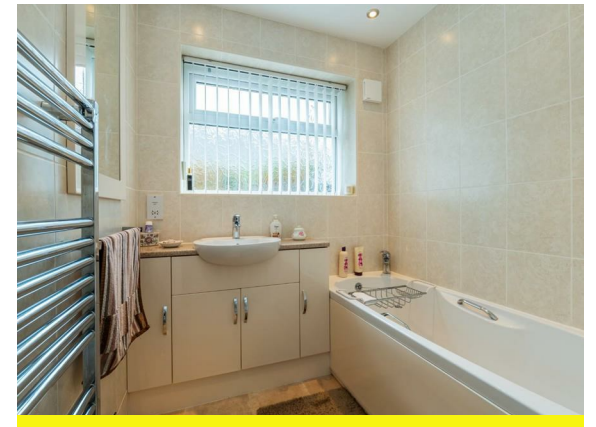
Double Garage

Large Driveway & Private Gardens

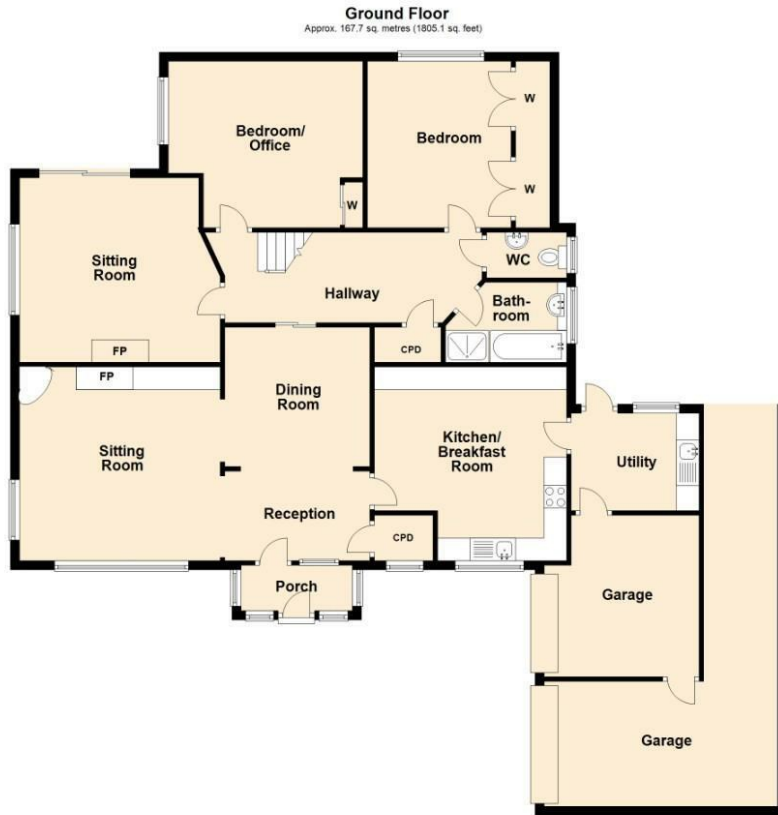
Close to Great Local Schools

Walking Distance to Town





Floorplan



Total area: approx. 227.5 sq. metres (2448.4 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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