



39 Rugby Road

Leamington Spa **CV32 7HZ**

Offers Over £400,000

39 Rugby Road

Cubbington

VIEWINGS AVAILABLE THIS WEEKEND - This deceptively spacious, recently renovated and extended semi detached home is located on the fringe of Cubbington village only a short drive from Leamington Spa town centre. Having undergone full renovation two years ago with new electrics all the way through to a new roof. Upon arrival you are greeted with the crisp rendered finish and the large driveway to the front with space for a couple of vehicles. Once you enter the finish is immaculate throughout with the entrance vestibule leading you into the spacious living room with study off to one side and snug to the rear. This in turn leads you into the extended dining kitchen to the rear with doors out to the garden and access to the utility room / cloakroom. The first floor landing gives way to three good sized bedrooms with the master to the rear having an ensuite shower room. There is also a family bathroom on offer. Externally there is a driveway to the front and to the rear a private garden with a paved section leading on to an expanse of lawns.

LOCATION

Rugby 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 Vestibule

1.49m x 1.20m (4'10" x 3'11")
With space for coats and shoes and internal door leading to the first reception room.

Living Room

4.33m x 3.35m (14'2" x 10'11")
This charming and warming room offers good proportions and inset fireplace with ornate tiling, tall ceilings and large window to the front. There is a glass and timber divide sectioning the room from the snug and double doors leading to the study.

Study

3.74m x 2.20m (12'3" x 7'2")
Located off the living room, this handy home office offers the perfect space

for working from home but could also be the perfect play room.

Snug

3.33m x 2.50m (10'11" x 8'2")
Leading off the living room this relaxing space offers views out to the rear and has the stairs rising to the first floor with handy storage cupboard beneath.

Family Dining Kitchen

6.48m x 4.18m (21'3" x 13'8")
This beautifully finished dining kitchen offers an abundance of cabinets with solid timber work surfaces, tiled splash backs and large central island. Integrated appliances include oven, microwave, hob, extractor, american fridge and dishwasher. Large doors open up to the gardens and sheds lots of natural light within. The room is beautifully finished with a very cosy feeling and offers space for dining also. An internal door leads to the utility / wc.

Wc / Cloakroom

2.13m x 1.51m (6'11" x 4'11")
A handy utility room with further storage and plumbing for the washing machine. The newly fitted boiler is located in this room and it also doubles up as a ground floor wc.

ON THE FIRST FLOOR

Landing

3.33m x 1.59m (10'11" x 5'2")
Open and airy with access to the loft and doors leading off to all rooms on this level.

Bedroom One

4.19m x 3.51m (13'8" x 11'6")
A fabulous sized double bedroom with views out to the rear. Tall ceilings continue as too does the finish. A door leads into the ensuite.

Ensuite

2.16m x 2.10m (7'1" x 6'10")
A modern and beautifully finished ensuite with large walk in shower, wash hand basin and wc.

Bedroom Two

3.34m x 3.34m (10'11" x 10'11")
A further good sized double bedroom located to the front of the property.

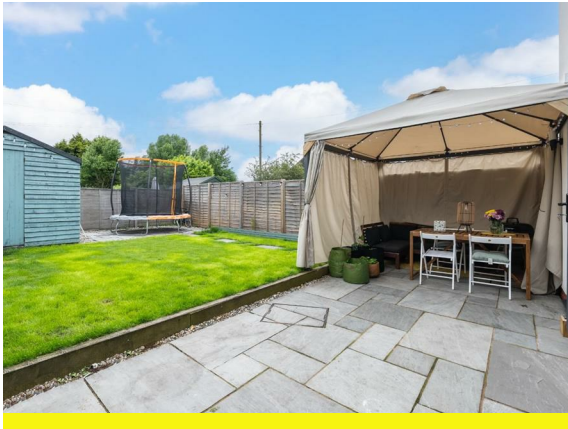
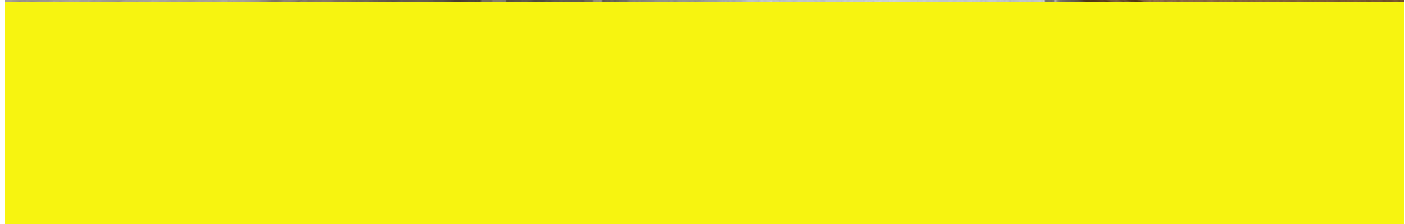
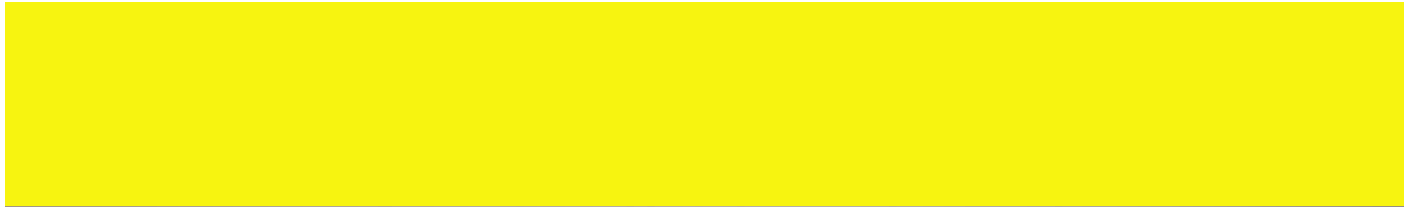
Bedroom Three

4.84m x 2.19m (15'10" x 7'2")
Another good sized double bedroom once again located to the front.

Features

Extended Semi Detached Home
Immaculately Presented
Open Plan Reception
Dining Kitchen
Separate Office
Three Double Bedrooms
Master Ensuite
Close to Local Amenities
Great School Catchments
Popular Location Close to Town





Floorplan

Internal Living Area 1179sq ft / 109.49m²

GROUND FLOOR



FIRST FLOOR



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	83
(55-68) D		
(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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