



**87 Kenilworth Road**

Cubbington, Leamington Spa **CV32 7TW**

Guide Price £450,000

# 87 Kenilworth Road

## Cubbington

Situated in an excellent position close to Kenilworth Road's junction with Leicester Lane, this mature semi-detached family home offers particularly well proportioned three bedroomed accommodation and is presented to an excellent decorative standard throughout. Notable features include a generous lounge/dining room with feature LED convector fire, with an extension having been added to the rear of the house to form a delightful garden room. On the first floor there is a particularly spacious and well appointed bathroom with ample parking to the front and a charming garden to the rear enjoying an open aspect over neighbouring gardens. An excellent family home which must be viewed.

### LOCATION

Kenilworth Road lies on the fringes of New Cubbington with the property having open views to fields to the front. There are local amenities available within nearby Cubbington village, along with nearby Lillington, whilst Leamington Spa town centre with its wide array of independent retailers, bars, restaurants, parks and artisan coffee shops is to be found a little under two miles away. There are good local road links available together with rail links from Leamington Spa station.

### ON THE GROUND FLOOR

#### Enclosed Porch Entrance

With sliding double glazed door giving access and contemporary style inner door to:-

#### Reception Hallway

With staircase off, access to understairs storage cupboard, laminate flooring and door to:-

#### Spacious Lounge

7.42m x 3.62m (24'4" x 11'10")  
Having impressive log effect LED electric convector fire to the lounge area, double glazed window to front elevation, two central heating radiators, sliding doors from the rear to:-

#### Garden Room

3.65m x 3.19m (11'11" x 10'5")  
Forming a lovely feature to the rear of the property and overlooking the rear garden with central heating radiator, UPVC double glazed picture windows and matching French doors.

#### Kitchen

5.28m x 2.33m (17'3" x 7'7")  
Being attractively fitted with a range of panelled style hand painted units comprising granite effect worktops with ceramic tiled splashbacks, inset stainless steel sink unit and a comprehensive range of coordinating base and wall cabinets, inset electric hob with filter hood over and fitted electric oven below, together with integrated dishwasher, integrated fridge, space for breakfast table, laminate flooring, double glazed window and central heating radiator.

#### Side Passageway

With central heating radiator, personnel door to garage, double glazed door giving external access to the rear garden and door to:-

#### Ground Floor Shower Room

Attractively appointed with fully tiled walls and modern white fittings

comprising low level WC, inset wash hand basin with integrated storage below, corner shower enclosure with Mira shower unit, double glazed window and inset ceiling downlighters.

### ON THE FIRST FLOOR

#### Landing

With access to roof space, double glazed window and doors to:-

#### Bedroom One (Front)

3.67m max x 3.67m max (12'0" max x 12'0" max)

From which there are open views to the front, attractive built-in wardrobing, central heating radiator and inset ceiling downlighters.

#### Bedroom Two (Rear)

3.73m x 3.63m (12'2" x 11'10")  
With double glazed window and central heating radiator.

#### Bedroom Three (Front)

2.73m max x 2.34m max (8'11" max x 7'8" max)

Including stair bulkhead which has a built-in cupboard over. Presently fitted as an office with a range of fitted furniture and storage, double glazed window and central heating radiator.

### Features

Mature Semi-Detached

Excellent Location

Two Reception Rooms

Kitchen

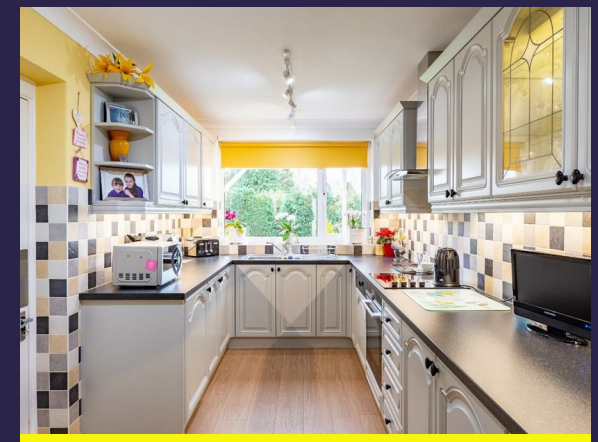
Three Bedrooms

Two Bathrooms

Attractive Garden

Parking

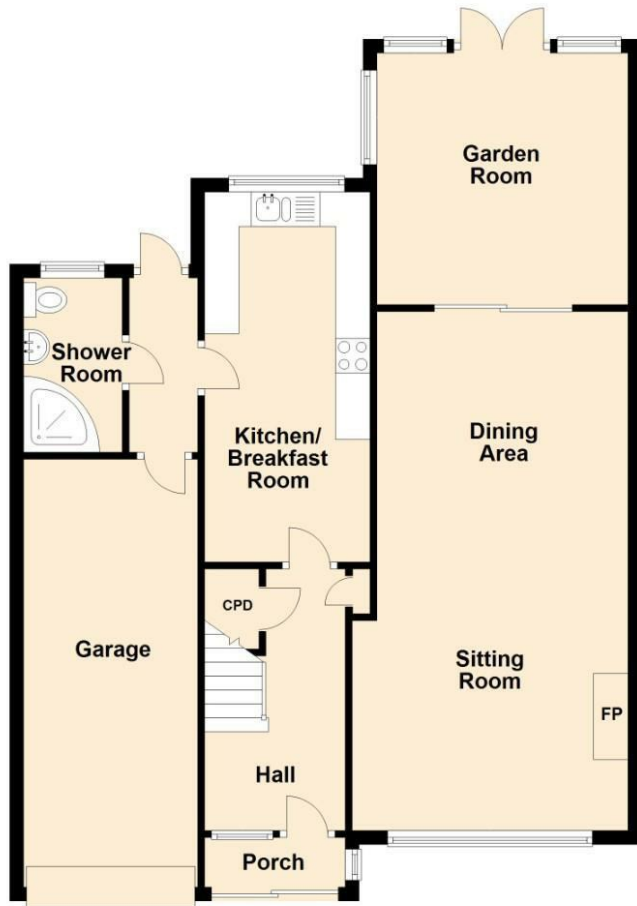
Garage



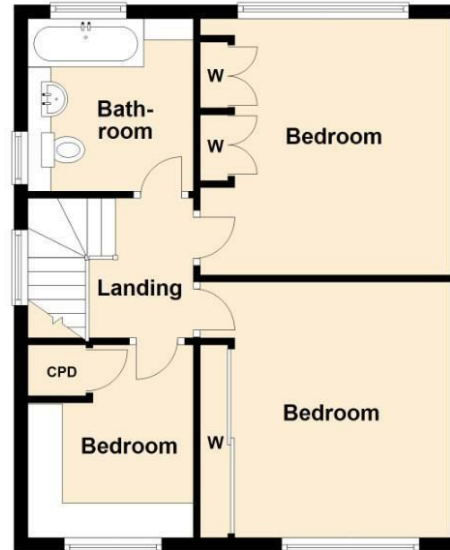


# Floorplan

**Ground Floor**  
Approx. 89.1 sq. metres (959.1 sq. feet)



**First Floor**  
Approx. 46.2 sq. metres (497.8 sq. feet)



Total area: approx. 135.4 sq. metres (1456.9 sq. feet)

## General Information

**Tenure**  
Freehold

**Fixtures & Fittings**

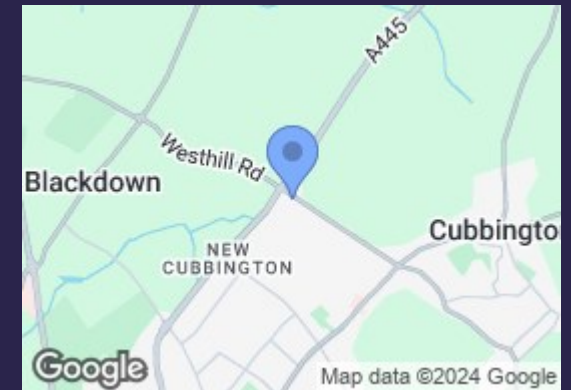
## Services

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 D - Warwick District Council



## Energy Efficiency Rating

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

Current rating: 67  
Potential rating: 81

## Contact us

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## Visit us

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