



26 The Grange

Leamington Spa **CV32 7LE**

Guide Price £425,000

26 The Grange

Cubbington

This stunning family home is situated in the highly sought after village of Cubbington. The property has been extended to provide a spacious and versatile living accommodation.

To the ground floor there is a lounge area, a stunning open-plan kitchen/diner with bi-fold doors opening onto a low-maintenance garden, a shower room and a garage. To the first floor there are three good-sized bedrooms and a family bathroom.

This home also boasts an extra reception room which could be used as an office/playroom or further bedroom and a driveway to front. To the rear there is a good sized garden. The current owners have refurbished the property from start to finish since taking ownership including a full re-wire. This property really needs to be viewed to appreciate the size.

LOCATION

This popular and established residential location is situated just off New Street on the periphery of this popular village, being within easy reach of an excellent range of local facilities and amenities including shops, schools and recreational facilities and close to pleasant open countryside. The property is also conveniently sited for access to the town centre approximately three miles distant.

ENTRANCE

Having a door leading straight in to the lounge area.

LOUNGE

4.67m x 4.07m (15'3" x 13'4")

A light a spacious lounge which has a large double glazed window to the front elevation with fitted blinds, gas central heating radiator, a storage cupboard, engineered wood flooring and having space for lounge furniture.

KITCHEN / DINER

5.39m x 4.91m (17'8" x 16'1")

A superbly presented kitchen which is ideal for hosting family gatherings. In brief the kitchen area has worktop surfaces, cupboards, sink unit, oak wine rack, space for a cooker with an extractor fan above, built in dishwasher and space for a fridge/freezer. Also having a gas central heating radiator, engineered wood flooring, Velux windows, bi-fold doors which will lead you out to the rear garden, storage cupboard below the stairs and access in to the;

STUDY / OFFICE

3.00m x 2.22m (9'10" x 7'3")

Having engineered wood flooring, a double glazed window to the rear elevation and a door leading to the;

GROUND FLOOR SHOWER ROOM

2.17m x 1.53m (7'1" x 5'0")

Having a low level W/C, sink unit, tiled walls and flooring, extractor fan and a shower cubicle.

FIRST FLOOR LANDING

Having access to adjacent rooms and the loft.

LOFT

Being mostly boarded with lighting and having a combination boiler.

BEDROOM ONE

4.49m x 3.19m (14'8" x 10'5")

A great sized master bedroom which has a gas central heating radiator, a large double glazed window to the front elevation with fitted blinds and space for bedroom furniture.

BEDROOM TWO

3.46m x 2.91m (11'4" x 9'6")

Having a gas central heating radiator, a double glazed window to the rear elevation and space for bedroom furniture.

Features

A Beautifully Presented Family Home

Extended To The Rear

South West Facing Rear Garden

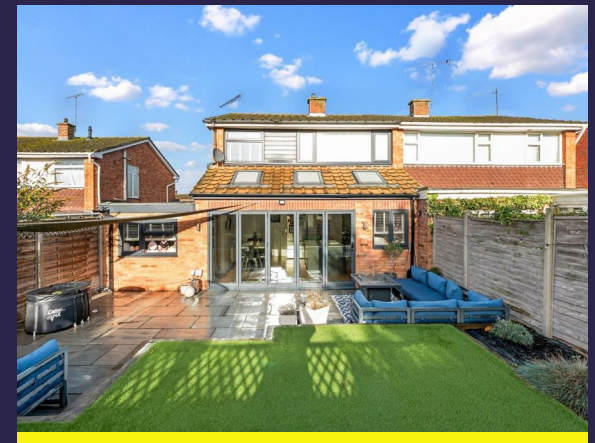
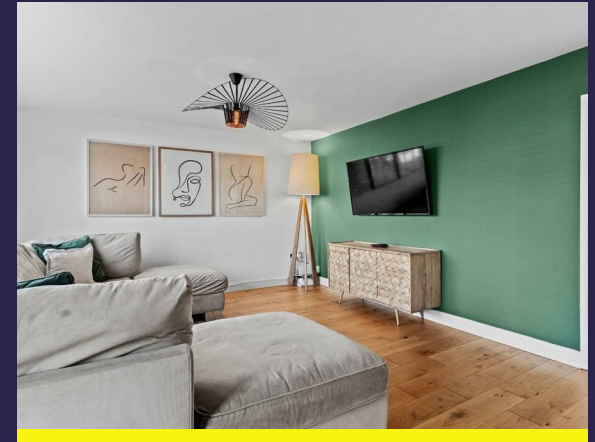
Garage Driveway

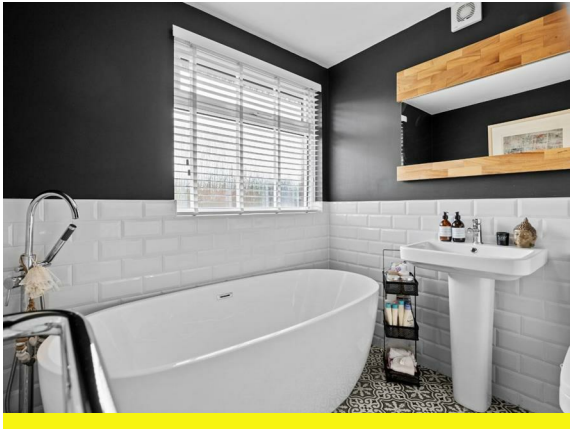
Driveway With Electric A Charging Point

Stunning Kitchen / Diner

Popular Cubbington Location

Cul- De- Sac Location





Floorplan

Internal Living Area 1,080sq ft / 100.33m2 (excludes Garage)

GROUND FLOOR



FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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



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