

CUBBINGTON ROAD, LEAMINGTON SPA CV32 7AB



LARGE FOUR BEDROOM PROPERTY IN A POPULAR NORTH LEAMINGTON LOCATION WITH EXTENSIVE LIVING SPACE AND DRIVEWAY PARKING FOR MULTIPLE CARS.

- **Four Bedroom Family Home**
- **Large Extension providing additional Living Space**
 - **Driveway for multiple Cars**
 - **Rear Garden**
 - **Downstairs Shower Room**
 - **En-Suite & Family Bathroom**
 - **PET CONSIDERED**
 - **Available Now**
 - **FITTED KITCHEN**

4 BEDROOMS

£1,900 PCM

A Large Four Bedroom extended Property in a popular North Leamington Location, The property has spacious living area, fitted kitchen, downstairs shower room, upstairs there a family bathroom, en-suite bedroom. Outside a good size rear garden, garage and parking.

Pet Considered, Viewing Recommended. AVAILABLE NOW

Main front door leads into a tiled porch. Entrance hall is bright and has a high gloss tiled floor with doors leading into

Kitchen

Hand made wood kitchen with Gas hob and electric oven with over head extractor, space for dishwasher, sink with mixer tap, breakfast bar, radiator and plenty of wall and floor cupboard space.

Extension 9'11" x 34'0" (3.04 x 10.38)

This extension wraps round the back of the house and provides additional dining and living space. Two sets of patio doors either end lead out on to the Garden and with the addition of an Office

Office Space

Tucked round the side of the extension is an office space with a door leading into the garage

Living Room 12'5" x 11'6" (3.80 x 3.53)

Leading from hallway into the carpeted living room, Bay window overlooks the front of the property and feature stone fireplace.

Archway into

Dining Room 12'9" x 11'5" (3.90 x 3.50)

Carpeted throughout from Living area, triple pendant light, wall lights and double patio sliding doors leading into the Extension

Downstairs Wet Room

WC, pedestal wash hand basin, vanity unit with mirror and shower.

Utility

Additional kitchen space with room for a washing machine, additional storage and sink

Master Bedroom 11'6" x 12'6" (3.53 x 3.83)

Window to the rear elevation, carpeted and Triple wardrobe with storage above (Furniture available if needed)

Bedroom Two 12'5" x 11'7" (3.79 x 3.54)

Bay window to the front elevation, carpeted and single pendant light fitting (Furniture available if needed)

Bedroom Three 11'10" x 9'2" (3.62 x 2.81)

Window to the rear elevation, carpeted and single pendant light (Furniture available if needed)

Bedroom Four with En-suite 7'11" x 7'8" (2.42 x 2.36)

Fourth bedroom/dressing room with storage cupboard and en-suite with WC, wash hand basin and shower

Family Bathroom

Bath with shower over, obscure window to the side elevation, WC and sink vanity unit with storage

Outside

Patio area wraps around a Lawned area with path to the side of the house and down to a shed and greenhouse.

Lettings Disclaimer

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Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)

Tax Band

The Council Tax Band is E

