



LEDBROOK ROAD, CUBBINGTON

complete ●●●
SALES & LETTINGS



“Cubbington is a charming village situated to the North-East of Leamington Spa and surrounded by beautiful countryside. The village is known for its picturesque setting and community feel, with a range of local amenities including shops, pubs, and a primary school. The countryside surrounding Cubbington offers a range of outdoor activities including hiking, cycling, and horse riding, and there are several nature reserves and parks nearby. The village is well-connected, with easy access to the A46 and M40 motorway, and regular bus services to nearby towns and cities”



Ledbrook Road - Modern Detached Bungalow in Cubbington Village built in 1989.

Discover the perfect blend of modern living and village charm in this spacious dormer bungalow situated in the heart of Cubbington village. This stunning property comprises a hallway, bathroom, two bedrooms, dining kitchen, and living room on the ground floor. On the second floor, you'll find a master bedroom suite complete with a dressing area, built-in storage, and an ensuite bathroom. West facing garden, a carport and plenty parking. This property is not to be missed, and with no onward chain, you could be enjoying village living in no time!

Description

As you enter the property through the glazed timber door, you'll step into a spacious entrance hall with oak effect laminate flooring, matting, and two sets of double timber door storage cupboards. The bedroom/dining room, a square room with a uPVC double glazed window to the front elevation, coving and wall-mounted radiator, is located on the right-hand side of the entrance hall.

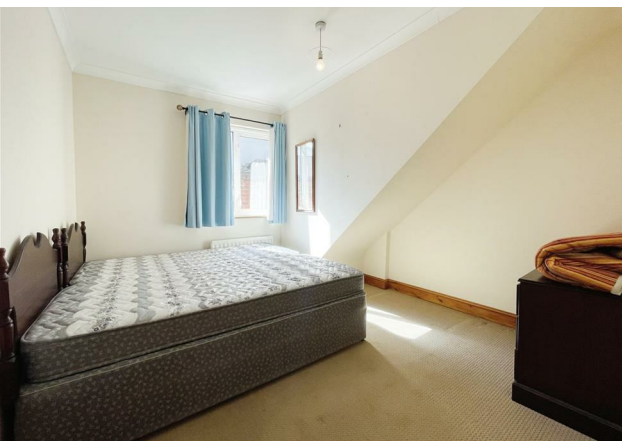


On the left-hand side of the entrance hall, you'll find the living room - a bright and airy space with a marble fireplace, coving, radiator, and wall lighting. The living room leads out to a lovely west-facing garden through a set of UPVC double glazed French doors with matching side windows.



The kitchen diner is located at the rear of the property and features a laminate flooring area and Karndean tiled effect flooring in the kitchen area. The kitchen has cream high & base level cupboards with brushed chrome handles and a dark worktop, a 1 & 1/2 bowl stainless steel sink with mixer tap and drainer, a slate tiled splash-back, and space and plumbing for a washing machine. The kitchen is also equipped with a fitted oven, four-ring gas hob with an extractor over, and a Vaillant gas combination boiler.

The property also features two bedrooms and a bathroom on the ground floor. The double bedroom, with a uPVC double glazed window to the side elevation, coving, and a radiator, is located at the rear of the property. The five-piece suite bathroom includes a bath, pedestal hand wash basin, bidet, toilet, and a shower cubicle with a thermostat shower. The bathroom is equipped with an electric shaver point and light, an extractor, and a wall-mounted double radiator.



The timber staircase leads up to the first floor, which features a uPVC double glazed window, some fitted cupboards, two timber Velux windows, a stylish handmade timber wardrobe with drawers, down-lighting, and huge eaves storage cupboards with a uPVC double glazed window. The first floor also includes a timber door to the ensuite bathroom, which is fitted with a white bath, toilet, pedestal hand wash basin, and chrome mixer tap. The ensuite bathroom also includes a chrome towel radiator, normal radiator, extractor, down-lights, thermostatic shower over the bath, and some tiling.



The sunny rear garden is low maintenance and features a large area of patio, a paved pathway to the front, a timber shed, and an enclosed area with brick wall and fencing. The front of the property features a large driveway for 3/4 cars, a slated area with planting, and a brick pillar carport with a tiled roof.

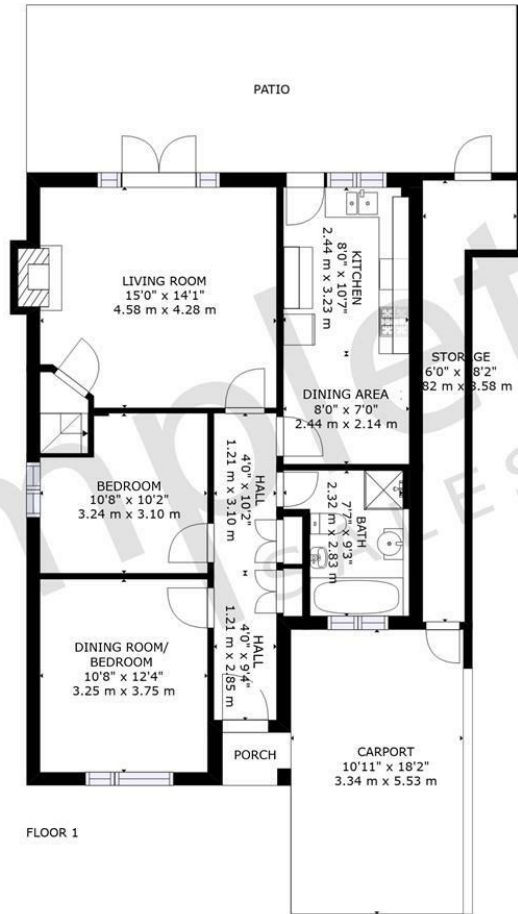
Location

Nestled in the charming Cubbington Village, just a short distance from the vibrant town of Leamington Spa, this beautiful detached bungalow is



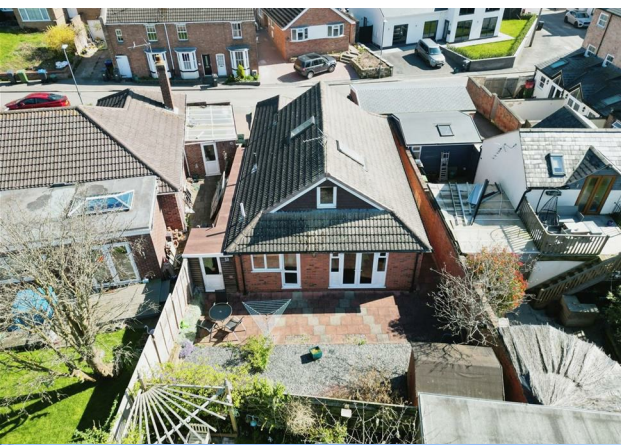
perfectly situated for those seeking a peaceful countryside setting with easy access to city amenities. With stunning natural beauty all around, including the picturesque River Leam and a plethora of walking trails and parks, this is an ideal location for those who enjoy an active lifestyle. The village itself offers a range of local shops and amenities, including a post office, convenience store, and pubs, while Leamington Spa provides a wealth of high-end shopping, dining, and entertainment options. The property is also within easy reach of some of the area's best schools, making it the perfect choice for families. Whether you're looking for a quiet retreat or a bustling community, this location has something to offer everyone.





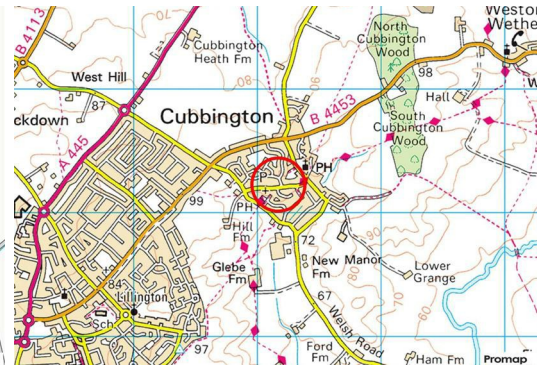
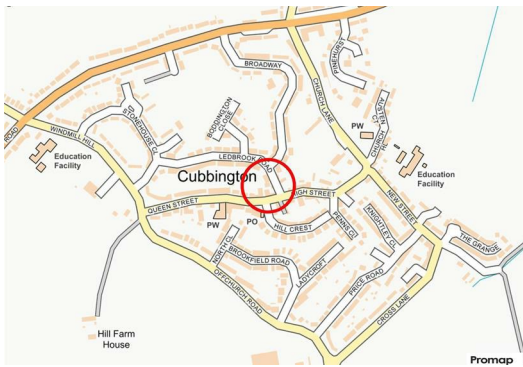
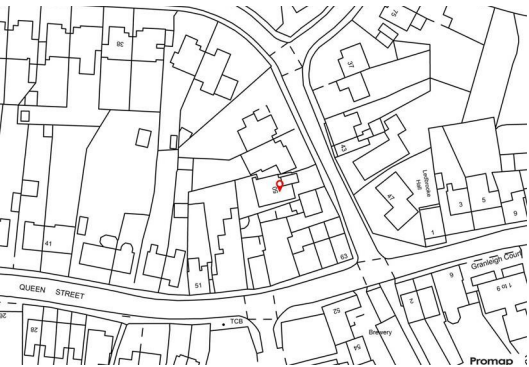
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GROSS INTERNAL AREA
 FLOOR 1: 897 sq. ft, 83 m2, FLOOR 2: 268 sq. ft, 25 m2
 EXCLUDED AREAS: , PATIO: 334 sq. ft, 31 m2
 REDUCED HEADROOM BELOW 1.5M: 154 sq. ft, 14 m2
 TOTAL: 1165 sq. ft, 108 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



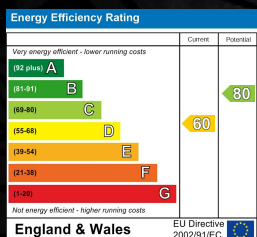


- Detached Dormer Bungalow
- Central Cubbington Village
- Dressing & En-Suite
- Kitchen Diner
- West Facing Garden
- Three Bedrooms
- Large Upstairs Bedroom
- Ground Floor Shower Room
- Spacious Living Room
- Car Port & Off Road Parking



LEDBROOK ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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