



CUBBINGTON ROAD, LILLINGTON

complete ●●●
SALES & LETTINGS



"This home has undergone beautiful upgrades, the extension has provided the missing elements in these 1920s homes, such as a large kitchen, utility and ground floor washroom facilities. The location is perfect for Telford & North Leamington Schools yet only around a 20-minute walk North East of the town centre"



A stunning example of an extended 1920s semi-detached home in North East Leamington Spa. This home showcases some of the wonderful things that can be done to these beautiful bay-fronted properties. The beautifully presented 'show home' standard family home offers a traditional entrance hall, bay fronted living room, ground floor shower room, open plan style- dining room, conservatory and quartz breakfast kitchen. Also a utility, three bedrooms and a large family bathroom. Property benefits from block paved parking to the front and a large family South East facing garden with a huge entertaining terrace. Local schools such as Telford & North Leamington are within walking distance.

It's in the detail...



Entrance Hall

A modern composite entrance door with frosted uPVC double glazed side windows, leads into the spacious entrance hall with grey timber effect laminate flooring, a carpeted staircase leads to the first floor, painted panel doors through to the living room, kitchen diner and ground floor shower room. There is an under-stairs storage cupboard.

Living Room

A very well presented bay fronted living room that has a feature cast-iron fireplace with slate hearth, tiled panels and painted timber surround. There is alcove-fitted shelving with cabinets, a uPVC double glazed window to the front and a radiator.



Ground Floor Shower Room

A very stylish ground floor shower with pattern tiled flooring, bevel edge white brick tiling to water sensitive areas, a glass shower enclosure with mains rainfall shower and handheld attachment. Tiled boxing, floating concealed waste toilet, with large chrome flush button, a useful timber shelf, a uPVC double glazed leaded window to the front, down-lighting, extractor, wall lighting, timber vanity storage unit with drawers, shelf and a thick timber worktop with surface mounted bowl sink and chrome mixer tap.

Dining Room

Fitted with oak flooring, a beautiful fireplace, cast-iron with painted, timber surround and slate half. Feature alcove, wallpaper, large radiator, large, squared openings through to the conservatory and the breakfast kitchen.



Conservatory

Large UPVC double glazed conservatory on a brick base with added reflective film to the roof, a continuation of the oak flooring, uPVC double glazed French doors to the garden, two top quarter opening windows, two full opening windows, feature wallpaper and light fan.

Breakfast Kitchen

Fitted with oak flooring and a very modern dove grey kitchen with knobs and cup handles. There is a beautiful marble effect quartz worktop with sunken one and a half bowl ceramic sink with an engraved drainer and surface-mounted flexible mixer tap. Space for a large range style gas cooker, opening for American style fridge, fitted Neff extractor, Dishwasher, contrasting navy blue centre Island with cupboards and breakfast bar. There is white brick bevel edge tiling to splashback, under counter lighting, brushed chrome sockets and switches and two uPVC double glazed leaded windows looking down the garden. There is LED lighting and two lights over the centre island. Door through to utility.

Utility

With a continuation of the oak flooring into the utility, which has cream cupboards and brushed chrome handles, a mottled worktop with a round sink and mixer tap. There is space and plumbing for a washing machine and space for a dryer.

Landing

Fitted with Carpet, streams of light beaming in from a uPVC double glazed leaded window over the stairs, large loft hatch to the part-boarded loft, which has a ladder and a light. Painted doors through to the three bedrooms and the bathroom.





Bedroom One

A good sized double bedroom, which is well decorated with original fireplace, radiator and a uPVC double glazed leaded bay window to the front.

Bedroom Two

Used as a principal bedroom and has an original fireplace, alcove fitted modern wardrobes, radiator and a uPVC double glazed leaded window overlooking the garden.

Bedroom Three

Single bedroom with a UPVC double glazed leaded window to the front and a radiator.

Bathroom

A large stylish bathroom with a p-shaped deep bath with curved shower screen and mains shower over. There are 'his & hers' surface bowl-mounted sinks, with mixer taps and vanity storage below and two LED mirrors over. Chrome towel radiator, a plate radiator, toilet and UPVC double glazed leaded window. Down-lights, extractor tiling to water-sensitive areas and the flooring.

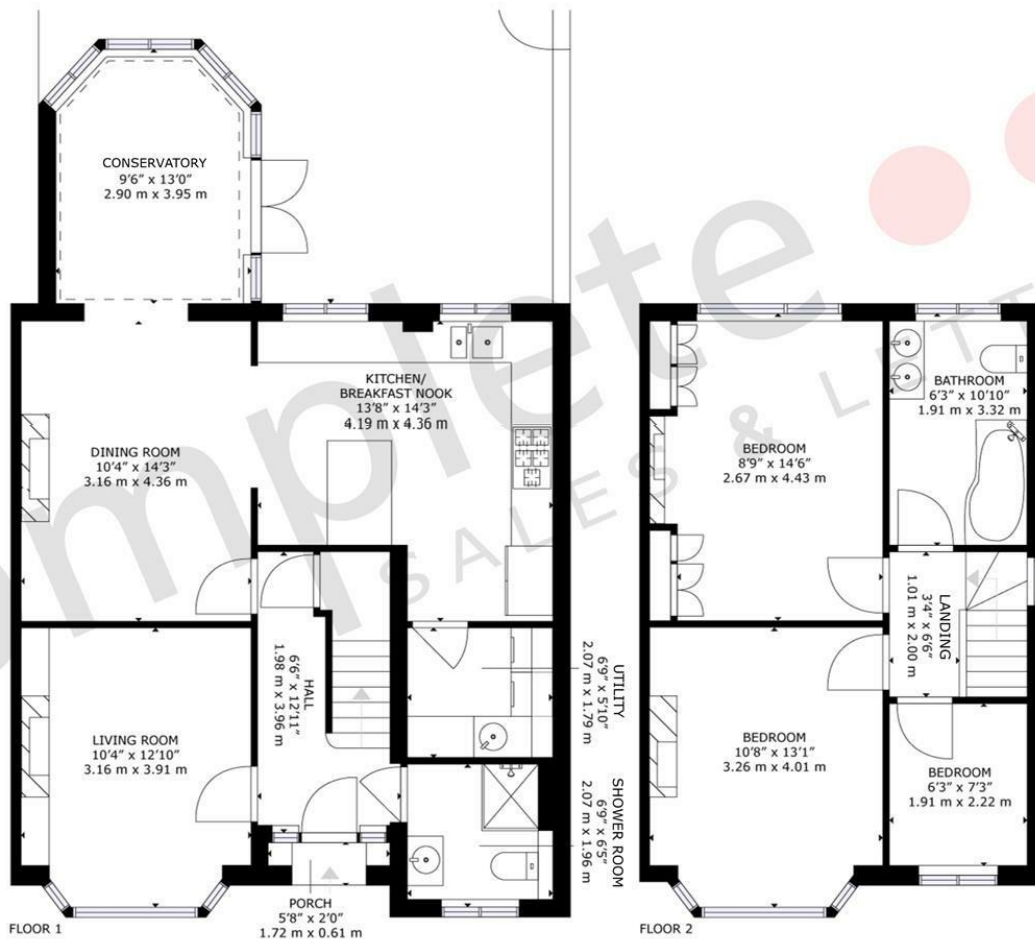
Rear Garden

There is a huge patio, perfect for entertaining families and alfresco dining. Part brick walled which has timber gate through to the side road. There is sleeper bedding, boxes and lots of places for sheds. There's a large lawn enclosed with timber fencing and hedgerow, there is a beautiful tree and a deep flower-enriched bedding area.

Front

Block paved Parking to the front for two cars





GROSS INTERNAL AREA
FLOOR 1: 796 sq.ft, 74 m², FLOOR 2: 495 sq.ft, 46 m²
EXCLUDED AREAS: PORCH: 10 sq.ft, 1 m², PATIO: 839 sq.ft, 78 m²
TOTAL: 1291 sq.ft, 120 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

complete ●●●
 SALES & LETTINGS

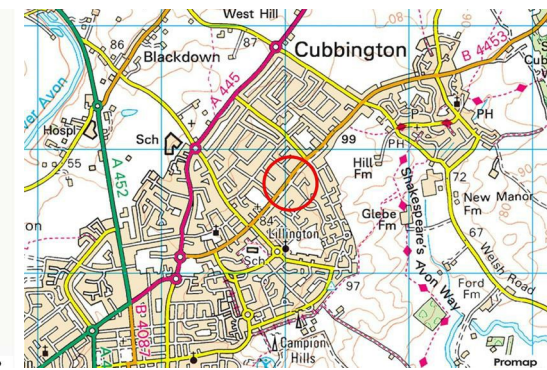
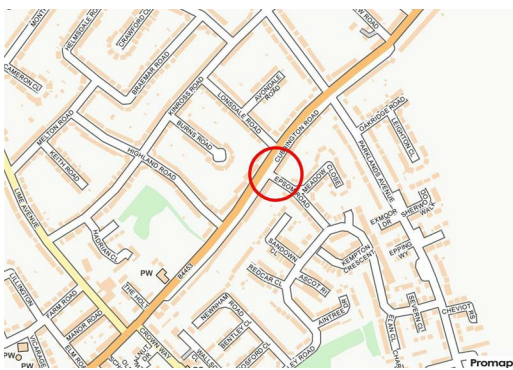


Location

This property is well positioned just North/East of Leamington Spa, close to Telford Infants & Juniors Schools & North Leamington School- Leamington Spa also has a range of further state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafés and boutique shops on offer. Also the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

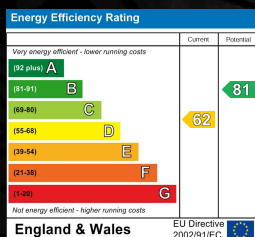


- Extended 1929 Semi Detached
- Living Room
- Conservatory
- Ground Floor Shower Room
- Utility
- Three Bedrooms
- Dining Room
- Quarts Breakfast Kitchen
- Large Family Bathroom
- South East Large Garden



CUBBINGTON ROAD, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 SALES & LETTINGS