



RUGBY ROAD, CUBBINGTON

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A beautifully designed semi-detached residence from the 1930s, boasting scenic countryside views. This charming family home features an inviting entrance hall, a spacious living room, a study, a convenient utility room, a guest WC, and a captivating open-plan lounge kitchen diner with stunning bi-folding doors. Upstairs, discover three bedrooms and a well-appointed family bathroom. Outside, a generously proportioned Southeast-facing garden offers a serene retreat, bordered by picturesque rural landscapes. The property benefits from block-paved parking for multiple vehicles and a part garage. Also ideally situated in the sought-after area of Cubbington, North East Leamington - great for local schools.

Its In The Details...

Porch

An extended porch with a modern composite entrance door with a large leaded central window with UPVC double glazed full heights side window lit into the porch that has lighting timber effect click flooring and original 1930s timber entrance door with stained glass leaded window leads into the entrance hall.

Entrance Hall

Continuation of the timber laminate click flooring. There is a staircase leading to the first floor with a storage cupboard below and an original 1930s timber door to the inner vestibule. Original doors to the study and living room.

Study

Timber laminate flooring, down-lighting, roof-light and an under-stairs storage cupboard, with an electric consumer unit.

Living Room

UPVC double glazed bay window to the front elevation, a radiator, fitted cabinets, wood store and alcove shelving. There is a cast iron wood-burning stove set on a Flagstone-style tiled hearth and there is an oak mantle.

Inner Vestibule

We have timber lemon flooring, fitted cabinets and a worktop with splashback. There is a radiator and 1930s doors through to the toilet and the utility. Large opening through to the extended family kitchen diner.

Guest WC

Nicely appointed with tiled flooring, a feature tiled half-height wall with a useful shelf. Extractor, down-light, toilet, small handbasin with a chrome mixer tap and vanity storage. Underfloor heating.

Utility

Fitted units, both light and dark grey cabinets, with a timber effect worktop with single bowl sink with mixer tap. White bevel edge tiled backsplash, space and plumbing for a washing machine with space on top for dryer. There's a Worcester Bosch wall-mounted boiler, down-lighting, extractor, tiled flooring and a foil light tunnel to the roof. Underfloor heating.

Family Kitchen Diner

A beautiful open plan space with bi-folding doors to the South East garden. Timber effect laminate flooring throughout underfloor heating. In the sitting area is a radiator and a feature-painted wall. In the dining area are glass lantern to ceiling and down-lights.

Kitchen Area

Fitted with a modern kitchen with both dark and light grey contrasting units, and is fully equipped with a double Neff oven, fitted fridge and freezer, four ring Neff electric hob, extractor and single bowl stainless steel sink with a mixer tap over. Fitted dishwasher, under-counter lighting, a wine fridge, wine rack, breakfast bar, pull-out bin storage and white bevelled edge brick splash-back tiling. Also ceiling lantern, down-lights and a uPVC double glazed window with a view straight down the garden.

Landing

Carpeted landing, with painted balustrade and original 1930s doors through to the three bedrooms and bathroom.

Bedroom One

With a uPVC double glazed bay window to the front elevation. There's a radiator and feature painted wall.





Bedroom Two

A spacious double bedroom with feature painted wall, radiator and a uPVC double glazed window with wonderful view of the garden and far reaching countryside views.

Bedroom Three

A single bedroom with a uPVC double glazed window, radiator and feature painted wall.

Bathroom

The stylish bathroom with grey modern tiled walls & flooring, p-shaped bath, with a curved shower screen, mixer and thermostatic rainfall shower with handheld attachment. A concealed waste toilet, vanity storage, handbasin with mixer tap, LED mirror light wall cabinet, a uPVC double glazed window, extractor and a chrome towel radiator.

Garden

A perfect family garden, which is south east facing, with huge lawn, a large area of sandstone patio, also a wide sandstone path leads to the further patio at the rear- that traps the evening sunshine. The garden is retained with timber fencing and hedgerow there is also a timber gate through to the fields at the rear.

Part Garage

With opening doors, power and lighting- useful for bikes & bins

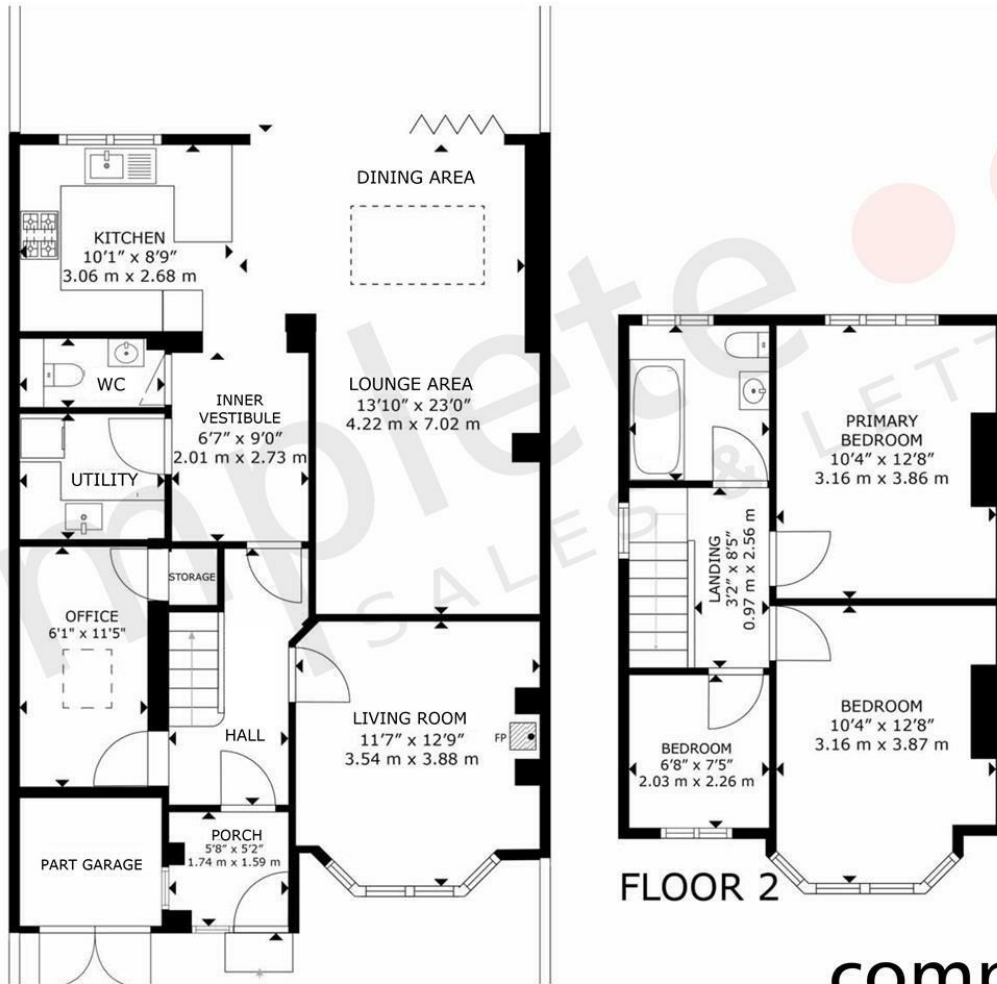
Parking

There is block paved parking for 2- 3 cars.

Location

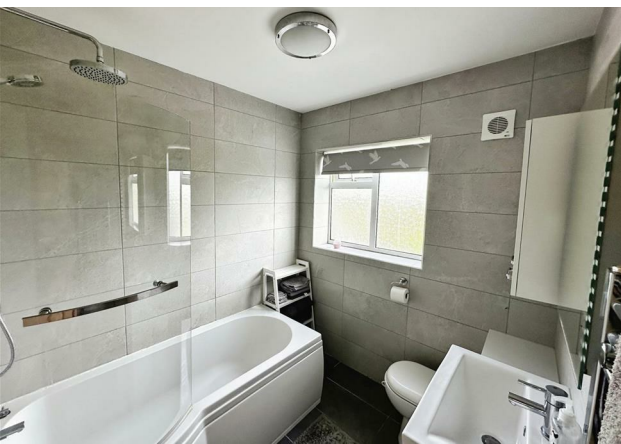
This property is well positioned on the outskirts of Cubbington just North/East of Leamington Spa, close to Telford Infants & Juniors Schools, two primary schools in Cubbington and the popular North Leamington School- Leamington Spa also has a range of further state and private and grammar schools in the area to suit most requirements including Warwick Boys





GROSS INTERNAL AREA
 FLOOR 1: 892 sq. ft, 82 m², FLOOR 2: 439 sq. ft, 40 m²
 TOTAL: 1,331 sq. ft, 123 m²
 EXCLUDED AREAS: VERANDA: 559 sq. ft, 51 m², GARDEN: 344 sq. ft, 31 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

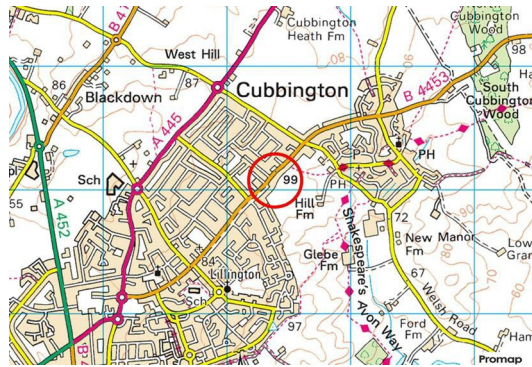
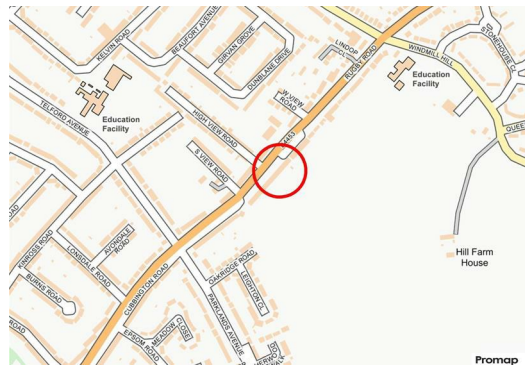
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as well as Warwick Prep and Kings High School for Girls in Warwick. The town has beautiful parks and a popular array of bars, cafés and boutique shops on offer. It is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

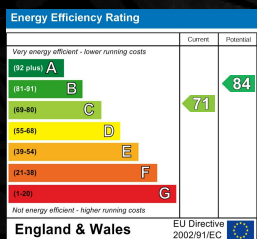


- 1930's Semi Detached
- Living Room
- Utility & Guest WC
- Large South East Facing Garden
- Popular North East Leamington
- Extended Family Kitchen Diner
- Study
- Three Bedrooms
- Field Views To The Rear
- Stylish Bathroom



RUGBY ROAD, LEAMINGTON SPA

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



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