



LADYCROFT, CUBBINGTON

complete ●●●  
SALES & LETTINGS









This stunning 1960s semi-detached bungalow has undergone extensive upgrades and renovations, featuring an impressive open-plan kitchen living diner. Enjoy luxurious amenities including a beautifully appointed bathroom, two spacious double bedrooms, and a landscaped garden. With the added bonuses of a garage and parking space for four cars, this property in the sought-after village of Cublington offers both comfort and convenience. Benefit from proximity to two primary schools and other local educational institutions like Telford and North Leamington School. Don't miss out on this opportunity - offered with no onward chain.



Its in the details...

#### Entrance Hall

UPVC double glazed entrance door, with matching side window, leads into the entrance hall with large modern grey tiled flooring, with underfloor heating, fixed full-height mirror, three column white radiator, down-lights, a loft hatch to the part boarded loft, which has a ladder and the gas boiler. Modern doors with chrome details and black handles lead into the two bedrooms and the shower room. Two openings one through to the living area and to the kitchen area.



Very stylish open-plan lounge kitchen diner.

#### Living Area

Fitting with herringbone effect laminate flooring, down-lights, feature painted wall and open through to the dining area.

#### Dining Area

With a continuation of the herringbone effect laminate flooring, a three-column traditional tool radiator, downlights, a light point for the dining table, and large sliding aluminium double glazed doors to the garden. A large open aperture through to the kitchen.

#### Kitchen

An absolutely beautiful kitchen in a dove grey style finish with gold handles, marble vein quartz worktop with engraved drainer, ceramic drop sink and flexible brushed gold surface mounted tap. Tiled splash-back, four ring induction hob, an extractor, down-lighting, oak high-level cupboards, fitted Bosch oven, fitted Samsung fridge freezer, wine fridge, a fitted dishwasher, a washing machine, bin drawers and intelligent pullout corner racking. There are down-lights and grey tiled flooring with under-floor heating. There is a nest thermostat and a uPVC double glazed window with a good view of the garden.



#### Bedroom One

A spacious double bedroom with large built-in sliding wardrobes, timber effect laminate flooring, a radiator, a uPVC double glazed window to the front elevation and neutrally decorated.

#### Bedroom Two

A spacious double bedroom with timber effect laminate flooring, a radiator, a uPVC double glazed window to the front elevation and neutrally decorated.

#### Wetroom

A luxurious bathroom, with a large grey tiled floor and wall with contrasting white tiling to the other three walls there is a vanity drawer unit with surface surface-mounted bowl sink, which has a wall-fitted gold mixer tap. There are down-lights, a gold pendant light, a concealed waste toilet, a white towel radiator and a large glass shower screen with rainfall mains thermostatic shower with handheld attachment. There is an extractor, a uPVC double glazed window and underfloor heating.







#### Rear Garden

A landscaped rear garden, with a large area of patio and a pathway with steps that lead up to a further area that would be suitable for a shed or barbecue. There is some modern white-rendered brick walling for planting. Central lawn and opening through to the driveway.

#### Garage

A concrete sectional garage with an up-and-over door which has power and lighting.

#### Parking

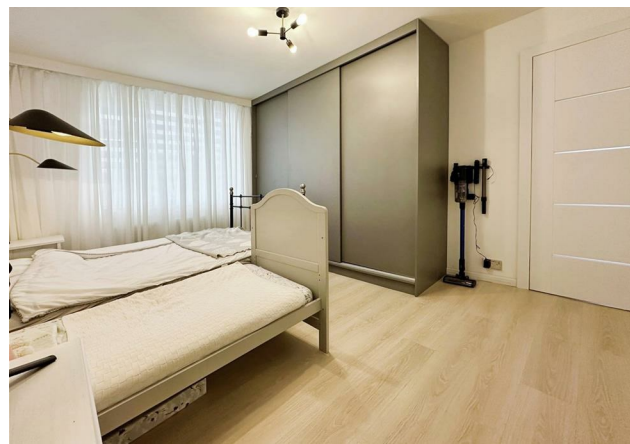
Tarmac driver Parking 4-5 cars

#### Front Garden

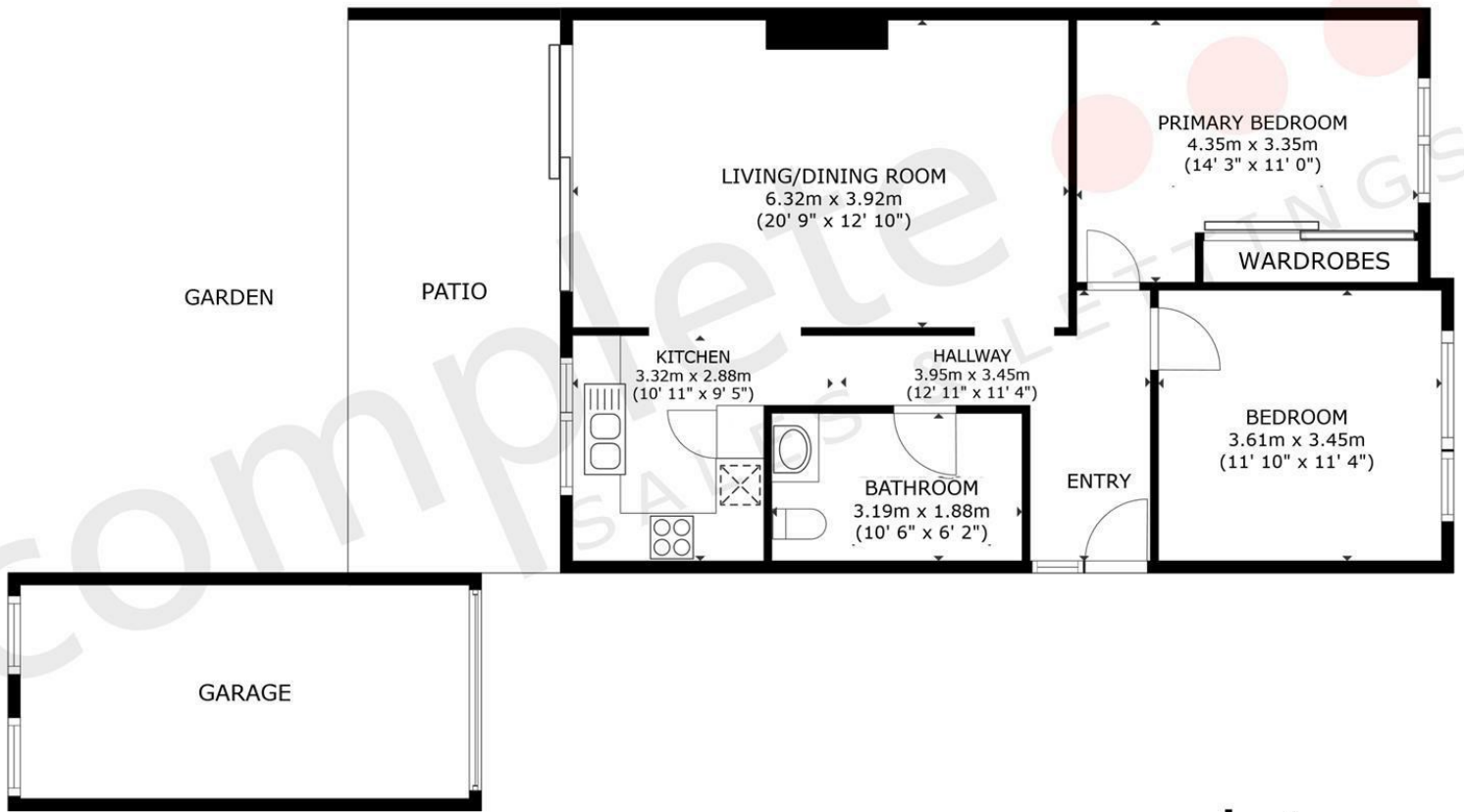
Well-maintained lawn with bedding border and small height stone walling with growing planting and a small bush. Exterior home lighting.

#### Location

Nestled in the charming Cubbington Village, just a short distance North/East 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,







FLOOR PLAN

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GROSS INTERNAL AREA  
 FLOOR PLAN 75.5 m<sup>2</sup> (813 sq.ft.)  
 EXCLUDED AREAS : PATIO 19.5 m<sup>2</sup> (210 sq.ft.) GARAGE 15.6 m<sup>2</sup> (168 sq.ft.)  
 TOTAL : 75.5 m<sup>2</sup> (813 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

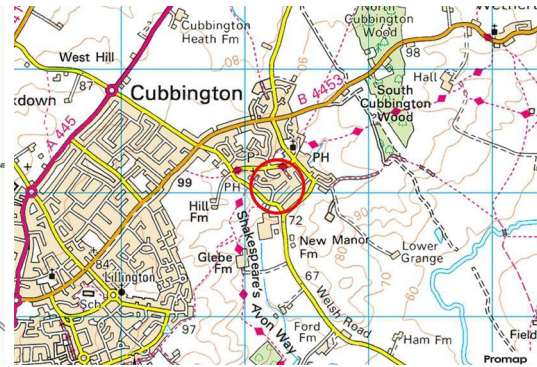
dining, and entertainment options. The property is also within easy reach of some of the area's best schools including two local primary schools, making it the perfect choice for families. Whether you're looking for a quiet retreat or a bustling community, this location has something to offer everyone.





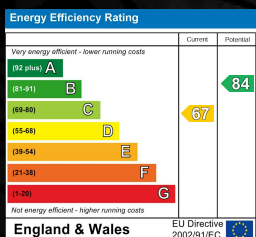


- Semi Detached Bungalow
- Lounge/Kitchen/Diner
- Two Double Bedrooms
- High End Quartz Kitchen
- Off Road Parking - 4 Cars
- Modernised & Open Plan
- Luxury Bathroom
- Landscaped Garden
- Garage
- No Chain



## LADYCROFT, LEAMINGTON SPA

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



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