



CUBBINGTON ROAD,

complete ●●●
SALES & LETTINGS





A stunning 1930's double story extended and renovated family home in North East Leamington. The 1900 sqft Home comprises of porch, a beautiful entrance hall, a bay-fronted living room, a study, a guest WC, a luxurious family kitchen diner with full-width bi-fold doors, four double bedrooms and a four-piece family bathroom. There is first-fix plumbing in place for an en-suite. There is a south-east facing large landscaped rear garden, part garage/store to the front with off-road parking. The property is in the catchment for Telford and North Leamington Schools and is well located for local parks.



It's in the detail...

Porch

Timber single glazed doors lead to the traditional 1930,s entrance door.

Hallway

Original stained glass timber door with matching side windows, leading to the hallway which has been fitted with engineered oak flooring, carpeted staircase, leading into the first floor with painted handrail & spindles, a four column traditional cast iron radiator. 1930's styled doors to the living room, study, cloaks storage cupboard, family/dining/kitchen, and guest WC.



Guest WC

With the continuation of the engineered oak flooring. There is a modern toilet, a grey vanity unit with small handbasin and a chrome mixer tap. Extractor.

Living Room

A good size room,with a uPVC double glazed bay leaded window, open fireplace, four four-column traditional cast-iron radiator. The room has been nicely plastered and has new carpets.

Study

With a continuation of the engineered oak flooring, a uPVC double glazed window and a radiator.

Family Dining Kitchen

With engineered oak flooring that has underfloor heating, a large wall of bi-folding doors-frame the landscaped garden. The kitchen is a timber painted hand built 'in-frame' bespoke kitchen with quartz, marble grain effect worktop. There is a large feature centre island with a breakfast bar, seating space for five people, an inset one and a half bowl, stainless steel sink with an engraved drainer and mixer tap. Two Bosch fitted ovens, lots of drawers & cupboards, a large capacity fitted fridge, fitted dishwasher, a large Neff induction hob with extractor over. Spotlights and also three pendants above the breakfast bar. There is a Nest thermostat and door through to the utility.



Utility

Continuation of the engineered oak flooring with underfloor heating, a worktop with space and plumbing for washing machine space, space for a dryer, extractor and door through to part garage/store.

Landing

A beautifully decorated landing with painted balustrade, arched recess with shelving, 1930s styled doors leading to the four bedrooms and family bathroom.

Bedroom One

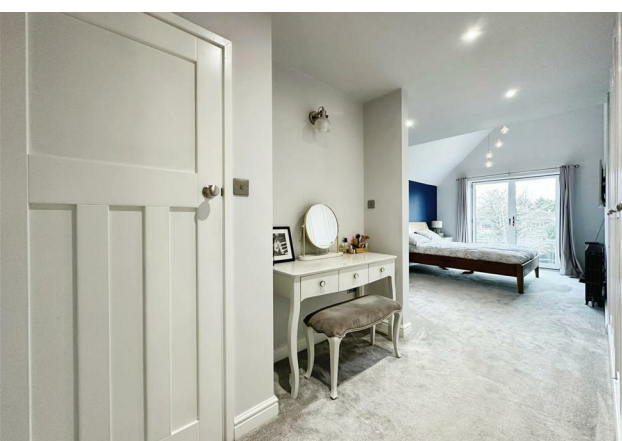
A stunning master suite with vaulted ceiling, large glass French doors with a glass balcony overlooking the garden, four column cast-iron traditional radiators, wall of timber bespoke made wardrobes, area of plumbing ready for the new owners to fit their own home en-suite, large useful storage cupboard with a uPVC double glazed window.

En-suite

An unfinished space but has first fix plumbing and mostly plastering ready for the new owners to supply & fit their own en-suite.

Bedroom Two

With a vaulted ceiling, uPVC double glazed French doors with glass balustrade overlooking the rear garden, four-column traditional, cast-iron radiator, there is plenty of space for





wardrobes and drawers

Bedroom Three

Spacious double bedroom with a uPVC double glazed leaded bay window to the front, four-column traditional cast-iron radiator, ample space for wardrobes, drawers and other bedroom furniture.

Bedroom Four

The final double bedroom has a uPVC double glazed leaded window to the front, as well as a unique single glazed window with modern fitted shutters. There is a traditional four-column, cast iron radiator and a good size recess, which would be perfect for wardrobes.

Bathroom

Beautifully appointed bathroom, with floor-standing egg-shaped bath, chrome floor-standing mixer tap with handheld shower attachment. There's a white vanity storage unit with his and her sinks with chrome mixer taps, toilet, four-column traditional cast radiator, down-lights, two uPVC double glazed windows, electric shaver point and a large walk-in, shower enclosure with grey brick style tiling, thermostatic shower with rain head and handheld attachment. Extractor.

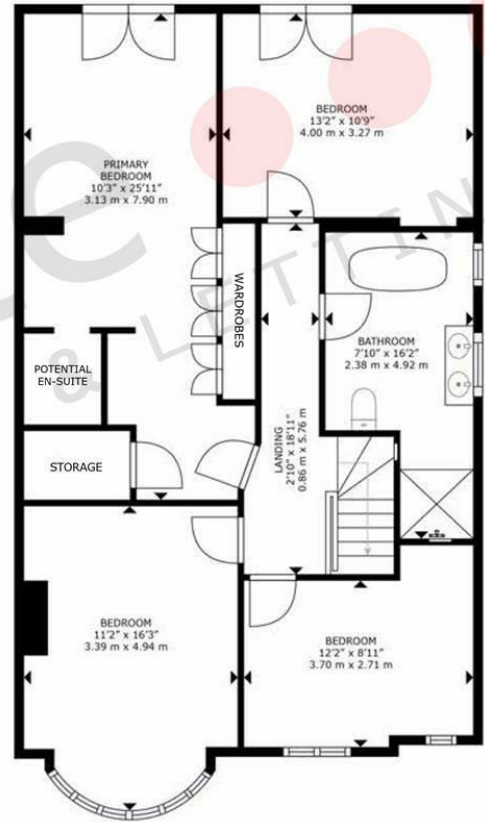
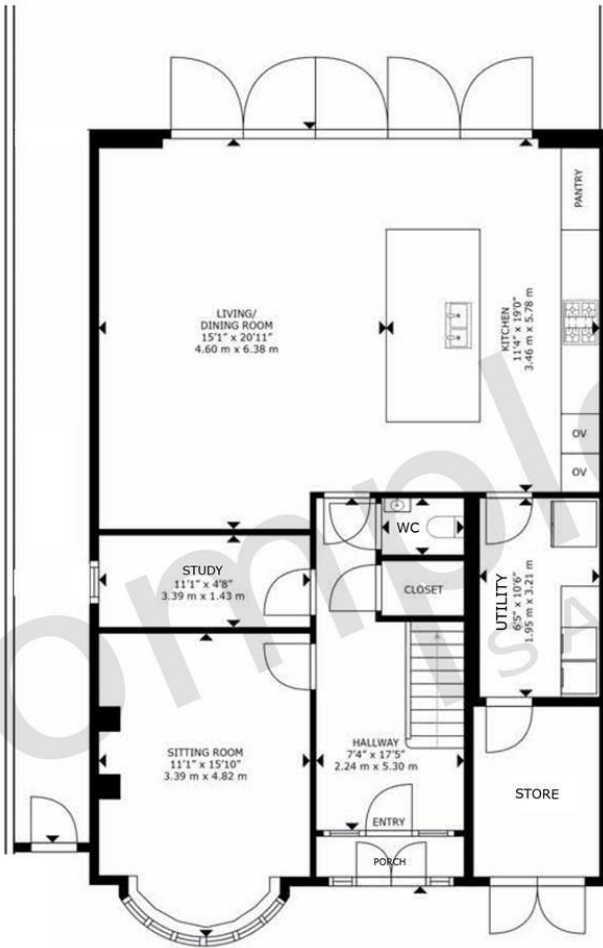
Rear Garden

A huge Southeast facing garden, that's been landscaped with grey sandstone, patios with sleeper retained steps to the large lawn. Bedding areas to each side of the lawn and the children's play area with barking towards the bottom. There is a huge well-built shed. The garden is enclosed. We have timber fencing and a side gated passageway to the front.

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





GROSS INTERNAL AREA
 FLOOR 1: 978 sq. ft, 90 m², FLOOR 2: 927 sq. ft, 86 m²
 EXCLUDED AREAS: VERANDA: 591 sq. ft, 54 m², PATIO: 528 sq. ft, 49 m²,
 GARDEN: 1,947 sq. ft, 180 m², TOTAL: 1,905 sq. ft, 176 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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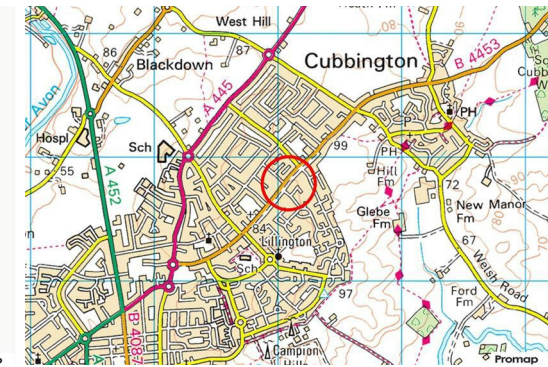
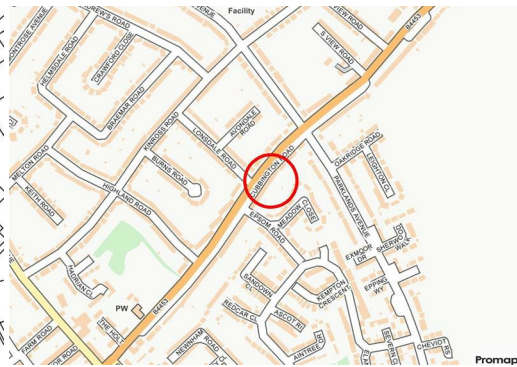


Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafés and boutique shops on offer. Also the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick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



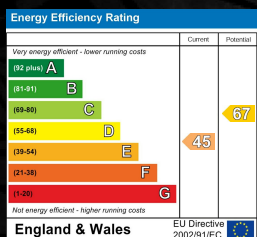


- A Huge Extended Home
- Four Double Bedrooms
- Bay Fronted Living Room
- Amazing Family Kitchen Diner
- Off Road Parking
- Sqft Double Storey Extensions
- First Fix For En-Suite In Place
- Study & Guest WC
- Landscaped South East Facing Garden
- North East Leamington Spa



CUBBINGTON ROAD, LEAMINGTON SPA

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



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