



CROSS LANE, CUBBINGTON

complete ●●●  
SALES & LETTINGS



\*RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY



A 1960s end-terrace spacious family home that needs modernisation and is set on a large plot with opportunity for extensions. (Subject to planning permissions) the home comprises a porch, entrance hall, living room, dining room, kitchen, two brick stores and a ground-floor toilet. There are three very well-proportioned bedrooms and a shower room. A Westerly-facing rear garden has been landscaped and an attractive landscaped frontage with sleeper-built bedding boxes. Located on the outskirts of the popular Cubbington Village, faces fields to the front and is offered no onward chain.



It's in the details...

#### Porch

A uPVC double glazed door with matching side window leading into the small porch area with a further uPVC double glazed door with matching side window leading into the hallway.

#### Entrance Hall

A carpeted hallway, which has stairs to the first floor, a double wall mounted radiator, door through to the living room and door through to the kitchen.



#### Living Room

Spacious living room with a uPVC double glazed box bay window to the front of with a pleasant view of the front garden and trees. There is a uPVC double glazed window to the side elevation, double wall mounted radiator and 'capped' off gas fire.

#### Kitchen

With timber effect kitchen, with mottled worktops, fitted electric oven and a four ring electric hob. Stainless steel sink, with mixer tap and drainer, space for an under-counter fridge, space and plumbing for a washing machine, door to a large pantry (which has shelving and a small window) and a uPVC double glazed door to the rear corridor. There is a uPVC double glazed window and large opening through to the dining room.



#### Dining Room

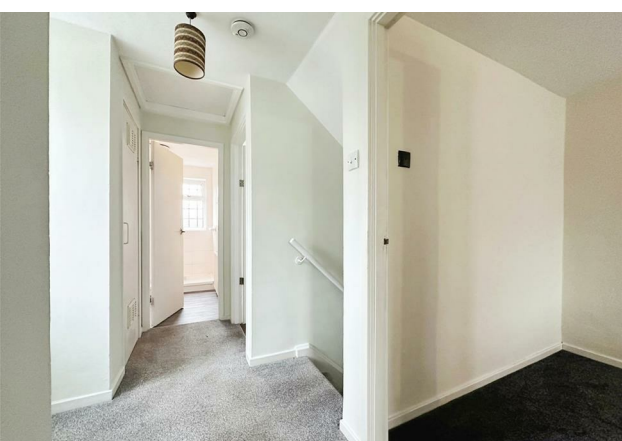
Where modern new uPVC double glazed sliding doors to the garden plot fireplace and a radiator.

#### Rear Corridor

We have UPVC double door to the front and UPVC double door to the garden. There is also a large storage cupboard and outside toilet. Also a favour large storage area with window and electrics.

#### Landing

A carpeted landing with a uPVC double glazed window to the side elevation, large loft hatch to the part boarded loft and painted panel doors through to the three bedrooms and shower room. Airing cupboard, with the six month old Vaillant boiler and hot water tank.



#### Bedroom One

A large double bedroom to the front with two uPVC double glazed windows, a large radiator and a fitted wardrobe.

#### Bedroom Two

A large double bedroom to the rear with two uPVC double glazed windows, a large radiator and a fitted wardrobe.

#### Bedroom Three

Very good side, third bedroom with a uPVC double window to the front



elevation, a radiator and a fitted wardrobe.

#### Shower Room

Fitted with a white suite comprising a pedestal hand wash basin, with chrome mixer tap, toilet, walk-in shower enclosure, with a static glass green, an electric shower and tiled splash-backs. There is a radiator and a uPVC double glazed window.

#### Rear Garden

A lovely landscaped rear garden mainly laid to large area of lawn Westerly facing, with contoured bedding full of plants, bushes and flowers. There is two-tier patio, with sleeper retained raised boxing. Gravel passage to a fence that could be made into a gate. There is an outside water tap. The garden has perimeter fencing.

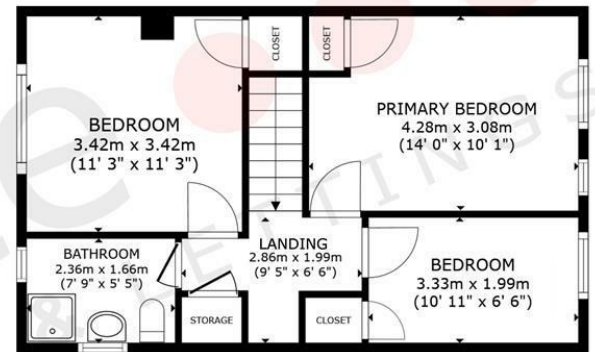
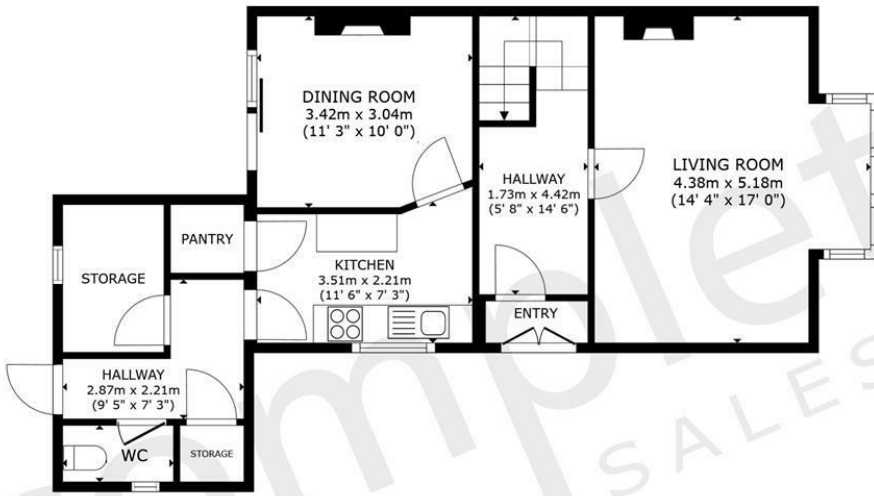
#### Front

Professionally landscaped, with a wide sandstone pathway that leads to the side of the property and entrance door. There is tiered landscaping with timber sleepers and barked bedding boxes and areas of lawn.

#### Location

Nestled on the outskirts of the charming Cubbington Village, just a short distance (2 miles) from the vibrant town of Leamington Spa, this beautiful family home 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





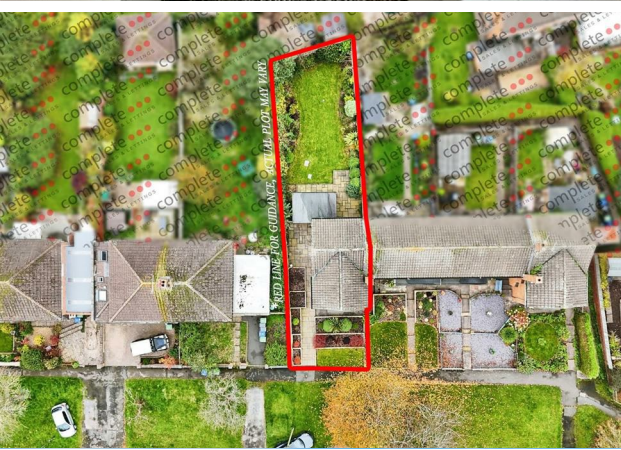
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GROSS INTERNAL AREA  
 GROUND FLOOR 60.7 m<sup>2</sup> (653 sq.ft.) FLOOR 1 45.4 m<sup>2</sup> (488 sq.ft.)  
 TOTAL : 106.1 m<sup>2</sup> (1,142 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



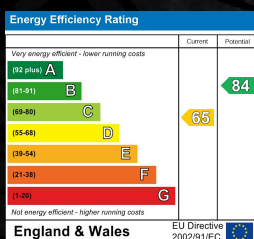


- End Terrace Family Home
- Three Spacious Bedrooms
- Bay Fronted Living Room
- Landscaped Beautiful Gardens
- Two Brick Stores
- Built In 1962
- Opportunity For Extensions (Subject To Planning)
- Dining Room & Kitchen
- Ground Floor WC
- No Chain



## CROSS LANE, LEAMINGTON SPA

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



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