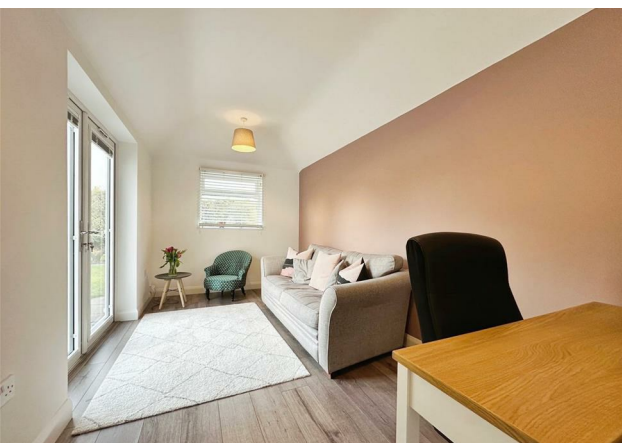




CUBBINGTON ROAD, LILLINGTON

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SALES & LETTINGS





An exceptional and beautifully extended 1950s semi-detached family home in the sought-after area of Lillington, North East Leamington, yet within walking distance of the vibrant town centre. This immaculately presented and stylishly designed home features a welcoming hallway, a bright and airy living room, and a stunning open-plan family kitchen diner with modern finishes. Additional ground-floor benefits include a utility room, an office/bedroom four, and a contemporary shower room. Upstairs, there are two generously sized double bedrooms, both with fitted wardrobes, a well-proportioned single bedroom, and a luxuriously re-fitted four-piece family bathroom. Externally, the property boasts a beautifully landscaped south-facing garden with a large terrace, perfect for entertaining, along with off-road parking to the front and a garage/carport to the side. Ideally positioned for families, this home is within good proximity to the highly regarded Telford and North Leamington Schools.

It's in the details...

Hallway

A modern composite entrance door with four double glazed windows and a stained glass porthole window to the side. There is timber effect laminate flooring, really well decorated and appointed with radiator, coving, storage cupboard/cabinet, carpeted staircase leading to the first floor and doors to the living room and family kitchen diner.

Living Room

With a continuation of the timber effect laminate flooring, beautifully appointed with modern pastel colours and there is a log burning stove on a slate hearth with an oak mantle. Built-in alcove shelving, a radiator, coving, and a uPVC double glazed window to the front.

Family Kitchen Diner

A beautifully extended space with a continuation of the timber effect laminate flooring. There's an array of down-lighting, wall lighting and two sets of uPVC double glazed French doors to the beautiful garden. There are two high-level Velux windows and a matte-finished handleless kitchen with compressed modern worktops which includes a fitted dishwasher, one and a half stainless steel sink with mixer tap and drainer in the island, which has breakfast bar space and plenty of storage. There is white bevelled edge splash-back tiling, fitted oven, four ring gas hob with extractor over. There is built-in boxing with lighting.

Study/Guest Bedroom

With a continuation of the timber effect laminate flooring, a feature painted wall, a uPVC double glazed window to the rear and uPVC double glazed French doors with fitted blinds to the patio.

Shower Room

Luxury shower room that has a double-width shower enclosure with static glass screen, thermostatic rainfall shower, small hand basin, chrome mixer, LED mirror, downlights, extractor stylish splashback tiling with a feature pattern tiled wall.

Landing

A beautifully decorated landing with thick grey carpet and painted balustrade with doors through to the three bedrooms and family bathroom. There is also a three-door storage cupboard. UPVC double glazed window.

Bedroom One

A beautifully appointed double bedroom with two double fitted wardrobes, recessed lighting, feature painted wall, a radiator and a uPVC double glazed window to the front.

Bedroom Two

A beautifully appointed double bedroom with two double fitted wardrobes, recessed lighting, feature painted wall, a radiator and an uPVC double glazed window overlooking the beautiful rear garden.

Bedroom Three

A single bedroom with a radiator and a uPVC double-glazed window.

Bathroom

A very stylish and elegant refitted four-piece luxury bathroom which has a floor standing



roll top bath with Victorian style mixer tap with hand-held attachment that is wall fitted. There is a glass quadrant shower enclosure with a glass sliding door, rainfall thermostatic shower with handheld attachment and chrome mixer tap. There is a stylish in-frame vanity storage unit and a sunken sink with a chrome mixer tap. There is a toilet, a white traditional two column radiator, an extractor, downlights, herringbone wall tiling and stylish tiling to the floor. As an LED mirror and a uPVC double glazed window.

Rear Garden

A really pretty and beautifully presented southern-facing garden, which is laid to two lawns, a central pathway, plenty of bark bedding borders, a central patio under an apple tree and a backdrop of hedgerows. There are plenty of small trees including a Plum tree, small plants and bushes. A large patio area with a small height dividing brick wall is great for alfresco dining and outdoor furniture. The garden has timber fencing.

Note
In 2016, the previous owner found a small amount of Japanese Knotweed = around halfway down the garden on the right-hand side- this has had a 5-year treatment which ended in 2021. And has not returned.

Front & Parking

Tarmac parking for 3 to 4 cars. There is a block retained bedding border with bark and a small height raised brick bedding to the front.

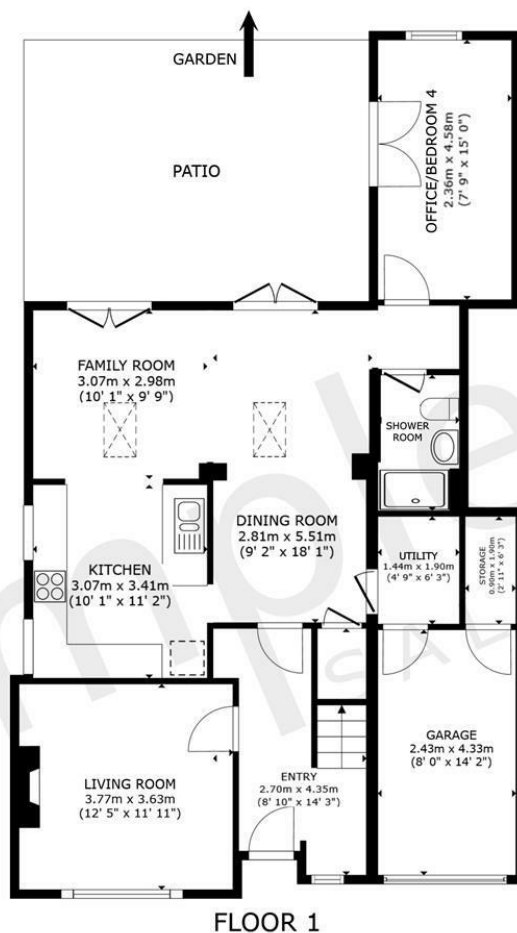
Garage

With timber doors to the front power lighting and an internal door to the utility.

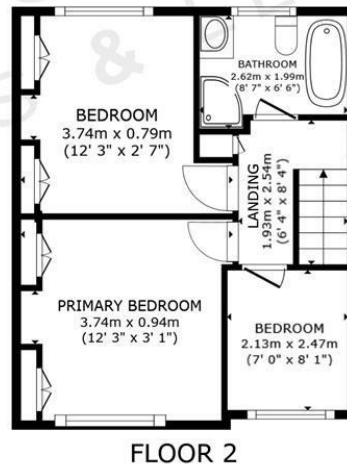
Location

This property is well positioned on Cubbington Road, close to Telford School & North





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GROSS INTERNAL AREA
FLOOR 1 82.9 m² (892 sq.ft.) FLOOR 2 40.8 m² (439 sq.ft.)
EXCLUDED AREAS : GARAGE 10.5 m² (113 sq.ft.) PATIO 28.1 m² (302 sq.ft.)
TOTAL : 123.6 m² (1,331 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

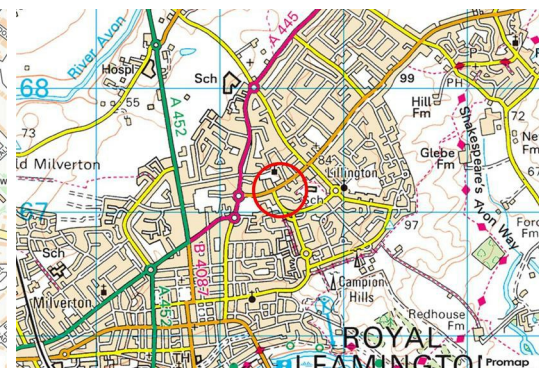


Leamington School in a popular north/east Leamington Spa location. Being close to the town centre of Leamington Spa, which has a range of further state, private and grammar schools in the area to suit most requirements including Kingsley, Arnold Lodge in Leamington and Warwick Boys, Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafes 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 both of which have trains running to Birmingham and London Marylebone. There are nearby parks and great walks, as well as plenty of convenience stores.





- A Beautifully Presented & Extended Home
- Living Room
- Useful Utility
- Two Bathrooms
- Garage/Car Port & Parking
- Semi Detached 4 Beds
- Open Plan Family Kitchen Diner
- Office/Bedroom Four
- South Facing Garden
- Walking Distance To Town



CUBBINGTON ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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