



FURZENHILL COTTAGES, LEICESTER LANE

complete ●●●
SALES & LETTINGS





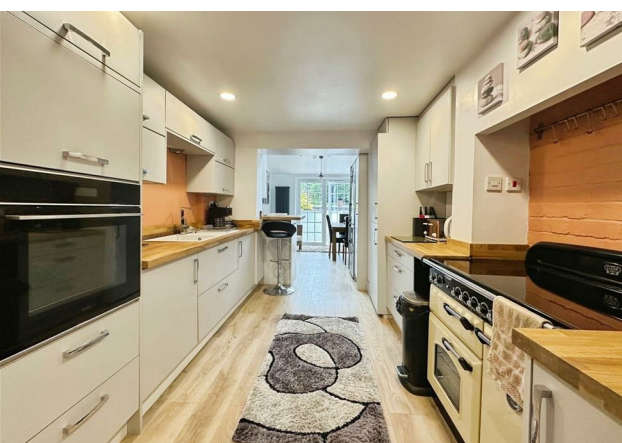
Charming Extended Cottage on the Edge of Cubbington. Positioned on the outskirts of Cubbington, just north of Leamington Spa, this delightful extended end-terrace cottage offers a wonderful blend of character and space. The property features a spacious kitchen/diner, a generously sized lounge with a beautiful inglenook fireplace, three bedrooms, and a well-appointed family bathroom. A staircase leads to a versatile loft room, complete with a Velux window. Externally, the cottage boasts a large rear and side garden, along with extensive off-road parking for 4–6 vehicles, including a two-car carport. Surrounded by countryside and conveniently located near Ryton Pools and Bubbenhall, this is a rare opportunity to enjoy village-edge living with excellent access to nearby amenities. (HS2 is close by, but Leicester land will be rerouted and this part will become a cul-de-sac)



It's in the details...

Entrance Hall

A composite twin glazed entrance leads into the hallway, which has timber effect laminate flooring, a radiator, a carpeted staircase leading to the first floor with open storage below. There are oak doors through to the living room and kitchen diner.



Living Room

Very large living room with three uPVC double glazed windows and uPVC double French doors to the sheltered patio. There is an Inglenook style fireplace with large oak beam, flagstone style hearth with a large cast-iron woodburning stove, timber flooring, two radiators and wall lighting.

Extended Kitchen Diner

Timber effect flooring, a grey matte finish kitchen with chrome handles and oak worktop, which includes a single bowl sink with mixer tap and drainer. There is a fitted dishwasher, an oven, space for an electric range style cooker, a cupboard housing the gas boiler, housing for an upright fridge freezer, a small breakfast bar area and space and plumbing for a washing machine. There is a square extension area with space for a table, has two radiators, a uPVC double glazed window and French doors to the garden. There is a Velux window to the ceiling.



Landing

A carpeted landing, with the loft hatch, oak doors through to the three bedrooms and bathroom.

Bedroom One

A spacious double bedroom with a uPVC double glazed window enjoying garden views. There is a radiator.

Bedroom Two

A spacious bedroom with a uPVC double glazed window with front aspect and a radiator. There's also recess would be good for wardrobes.



Bathroom

The bathroom is fully tiled walls, a concealed waste toilet, a ceramic sink & mixer tap and vanity storage. A bath with a glass shower screen, mixer tap and electric shower. There's a uPVC double-glazed window with an oak shelf, there is an extractor, a white towel radiator and downlights.

Bedroom Three

With a radiator, a uPVC double glazed window and the stair staircase leading to the loft

Loft



Boarded, plastered and also has down-lights and a Velux window.

Carport, Front & Parking

So there's a stone frontage with metal railings and planting. A tiled storm porch is over the front door. There's also a large double carport and parking 4-6 cars in total.

Rear Garden

There is a lower level patio which is sheltered, with brick walling, has outdoor lighting and a tap. There are steps up to the main garden, which has a stone area with a square patio for garden furniture. There is a sleeper retained lawn with side bedding and some high bushes. At the rear of the garden is another lawn with some raised decking and a large timber shed.

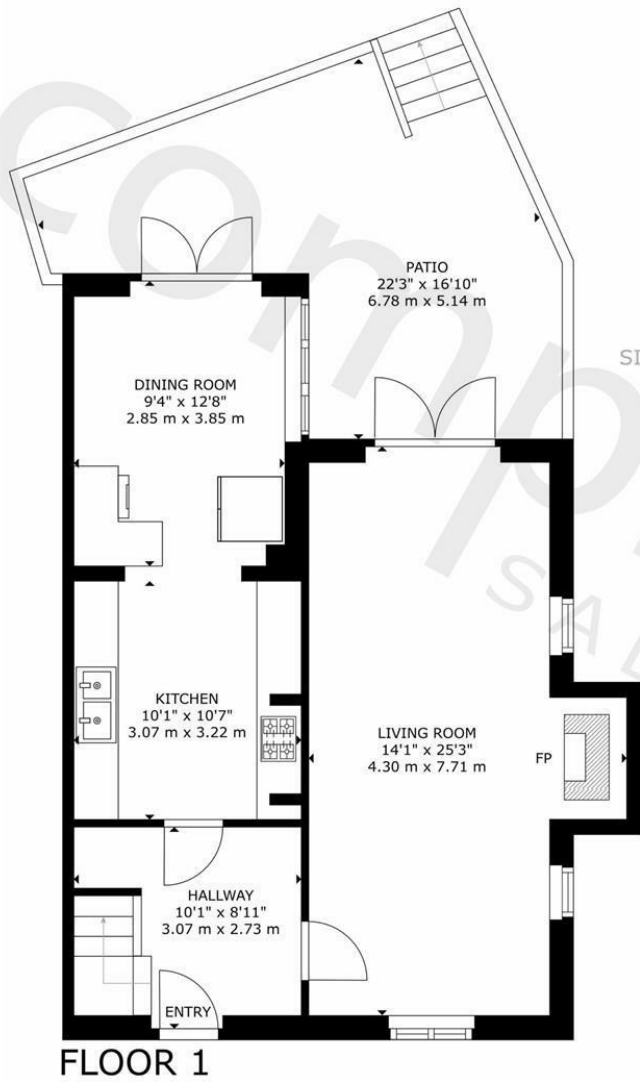
Location

Located on the outskirts of North Leamington Spa, in Warwickshire countryside, HS2 is underway around the property, but when the works are completed, the trees will be replanted and a new road built behind the properties, and this part of Leicester Lane will become a cul-de-sac. Local amenities are abundant in nearby Cubbington -including supermarkets, doctors, dentists, a vet and a number of public houses. The property is within easy access of the vibrant town centre with all it has to offer. The beautiful Warwickshire countryside is minutes away in one direction, with the town centre minutes away in the opposite direction. Good road and rail

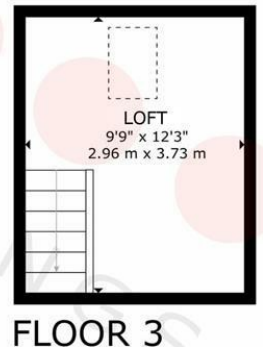
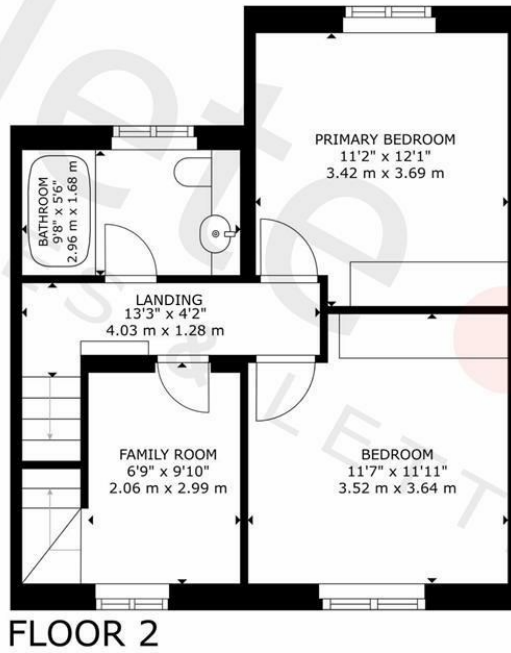




The Learnington Property Expert



GROSS INTERNAL AREA
FLOOR 1: 648 sq. ft, 60 m², FLOOR 2: 501 sq. ft, 46 m²
FLOOR 3: 119 sq. ft, 11 m², TOTAL: 1,268 sq. ft, 117 m²
EXCLUDED AREAS: PATIO: 255 sq. ft, 23 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



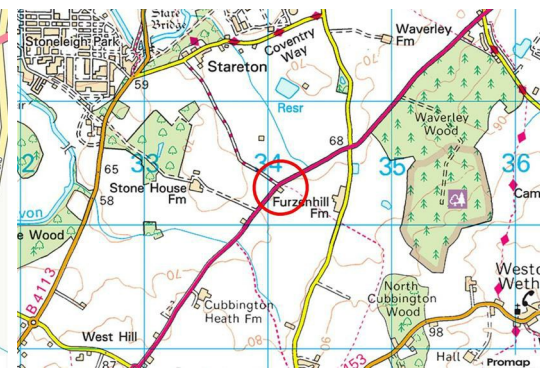
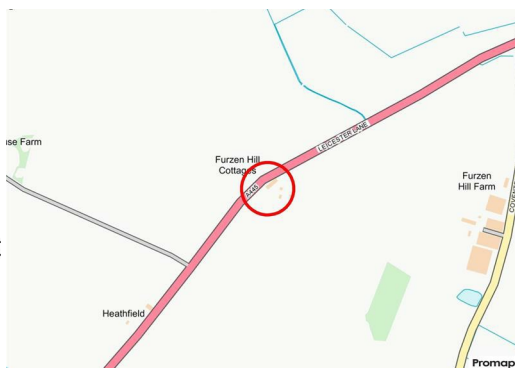
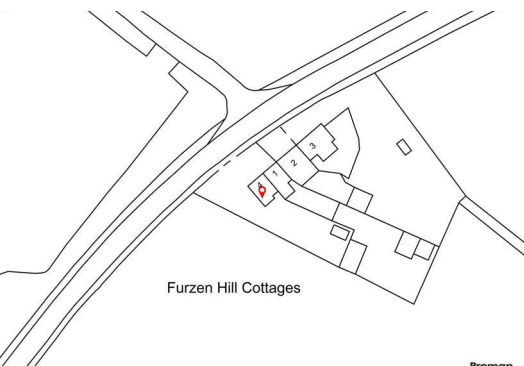
links can be found nearby, giving this property the perfect combination of a semi-rural location with lots of amenities on the doorstep, including Ryton Pools and the Village of Bubbenhall.





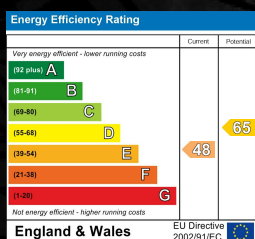
- Extended Cottage
- Large Living Room & Inglenook
- Loft With Velux & Stairs
- Parking 4-6 Cars
- Well Presented

- Three Bedrooms
- Extended Dining Kitchen
- Double Car Port
- Large Rear Garden
- North Leamington Outskirts



FURZENHILL COTTAGES, LEAMINGTON SPA

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



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