

RUGBY ROAD, CUBBINGTON

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SALES & LETTINGS









A stone-built 1930s semi-detached property on Rugby Road in Cubbington, backing onto fields at the rear. The property has been extended on the ground floor and provides a modern living kitchen space with bi-folding doors and Velux remote control windows. Three bedrooms, living room, guest WC, Utility and family bathroom. The property is also being offered with a stylish garden office( two rooms and a shower room). There is off-road parking and an en-bloc garage. There are local primary schools and several pubs within walking distance and shops along the Rugby Road and within the village.

It's in the details...

#### Arch Storm-

Porch Double glazed French doors leading to, tiled flooring and glazed timber door through to hallway.

#### Entrance Hall

Vinyl tile flooring, stairs to first floor, a radiator, doors to WC, sitting room, utility and open plan living to rear.

#### Utility

With a continuation of the timber effect vinyl tiled flooring into the utility with modern kitchen worktop, grey units underneath, drawers and high-level cupboards. Space and plumbing for a washing machine, space for a tumble dryer, tiled backsplash, and double glazed window to side elevation. There is also a wall-mounted radiator.

#### Guest WC

Timber effect vinyl tiled flooring, small hand wash basin with chrome mixer tap and tiled back-splash, electrical consumer unit, extractor fan, and a low-level flush WC.

#### Living Room

Fireplace left open, coving to ceiling, feature alcove wallpaper, uPVC double glazed window to the front with stone pillars, nice carpet and neutral decor.

#### Open Plan Family Kitchen Diner

#### Family Area

Vinyl-tiled wood-effect flooring, fireplace with wood-burning stove, slate hearth and timber mantle. There is down-lighting, box skirting boards, and an opening through to an open plan kitchen diner.

#### Dining Kitchen

Stylish space with timber effect vinyl tiled flooring, old school style radiator with ornate taps, down-lighting, two large Velux windows to the rear, aluminium bi-folding doors to garden with matching window to garden.

The kitchen has been fitted with a quartz breakfast bar, a Belfast sink, an engraved drainer and a brushed satin mixer tap. The dark grey kitchen units base level includes: a dishwasher, space for a large range electric cooker, cream high-level cupboards and French bevelled tiling to back-splash. There is a large extractor, there are further storage units with shelving, there is pull-out corner shelving for extra storage space there is a fitted fridge freezer.

#### Landing

Carpeted landing with uPVC double glazed window to the side, airing cupboard, solid timber doors through to bedrooms, and bathroom. Loft hatch with ladder to part boarded loft with light.

#### Bedroom One

Double bedroom with uPVC double glazed bay window to front with stone pillars. Chimney breast, picture rail and decorative feature wallpaper. Radiator.

#### Bedroom Two

With uPVC double glazed bay window to the rear elevation, radiator, fitted wardrobes with drawers and shelving, picture rail.

#### Bathroom

With a double-width shower enclosure with sliding glass door, stylish grey tiling to walls with a thermostatic shower. There is a modern contemporary pedestal hand wash basin with





monobloc chrome mixer tap, a uPVC double glazed window to the rear elevation. A double-ended bath with chrome monobloc mixer tap, grey stylish tiled backsplash, low-level flush WC, uPVC double glazed window to side elevation, wall fitted extractor fan, down-lighting, chrome towel radiator, and vinyl flooring.

#### Bedroom Three

With uPVC double glazed window to the front elevation and a wall-mounted radiator.

#### Rear Garden

With patio, laid to lawn, with a path leading to the front of the property down the side. There is rear pedestrian access to the garage. There is a garden room at the rear of the garden, backing onto fields.

#### Garden Office

With two rooms and a fitted shower room. Double glazed windows, spot-lights and aluminium French doors. Lovely rural aspect.

#### Off-Road Parking

With a blue stone and gravel drive for parking for 2-3 vehicles.

#### Garage

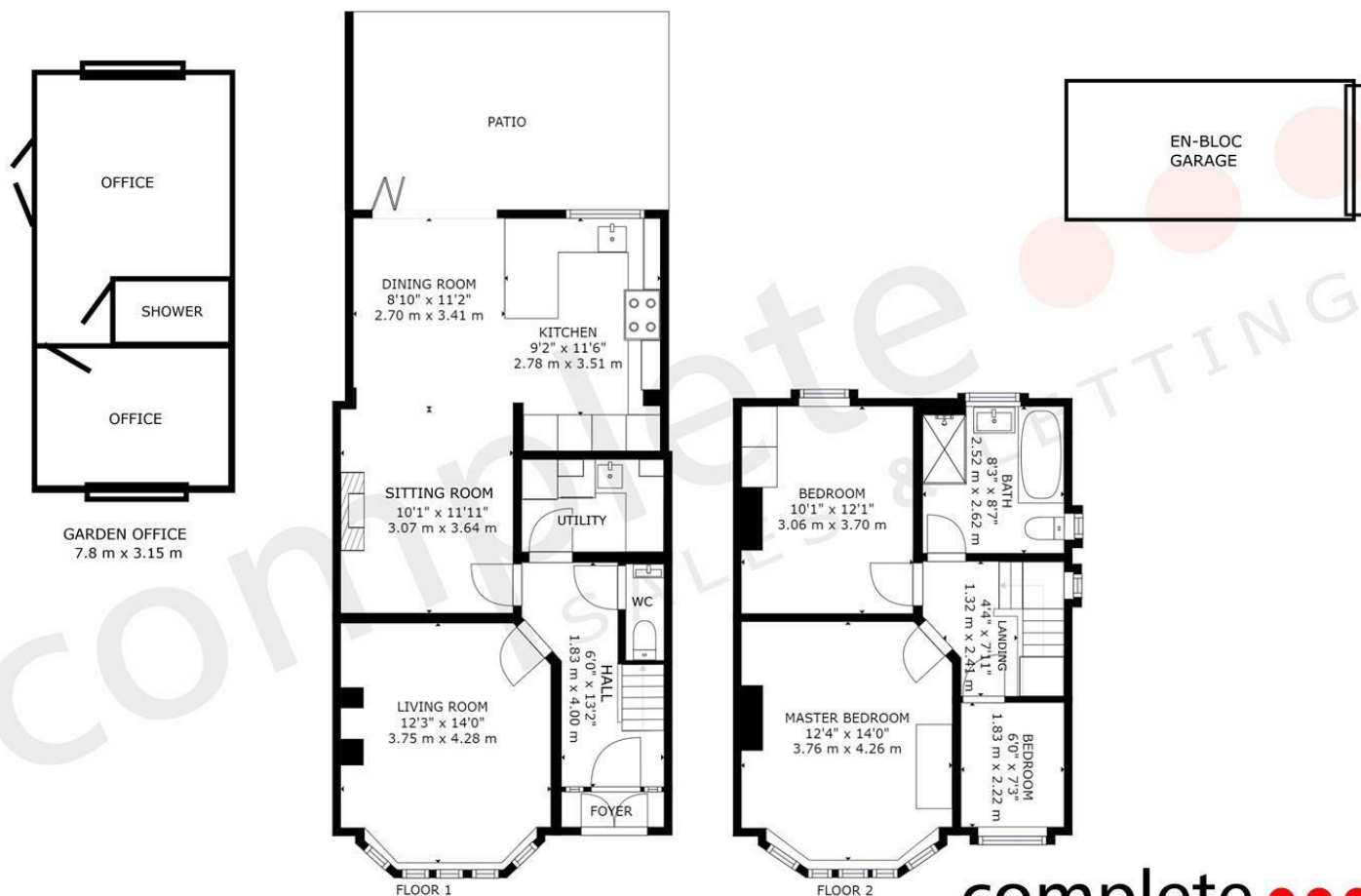
En-bloc garage to the side/rear of the property accessed from a side road off Rugby Road. Also, pedestrian access across the back.

#### Location

The property is located on the outskirts of the large village of Cubbington, which is in the North East of Leamington Spa, with access to the local amenities close by and a nice rural aspect to the rear. There are public houses, a post office, a petrol station, a Subway, and other takeaway food outlets. Cubbington School and St Teresa's are both close by. Leamington Spa is approximately 2.5 miles away with all the amenities that it has to offer,







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GROSS INTERNAL AREA  
FLOOR 1: 686 sq ft, 64 m<sup>2</sup>, FLOOR 2: 493 sq ft, 46 m<sup>2</sup>  
TOTAL: 1178 sq ft, 109 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



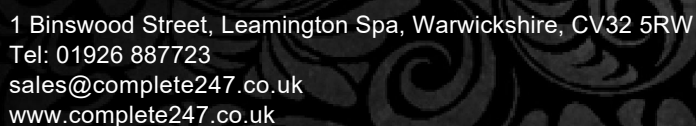
together with good road networks nearby. The train station in Leamington Spa is approximately 3.9 miles away and has a direct service to London Marylebone, which takes approximately 1 hour 15 minutes. Coventry train station has direct trains to London Euston and is approximately 7.5 miles away.





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



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