



KENILWORTH ROAD, CUBBINGTON

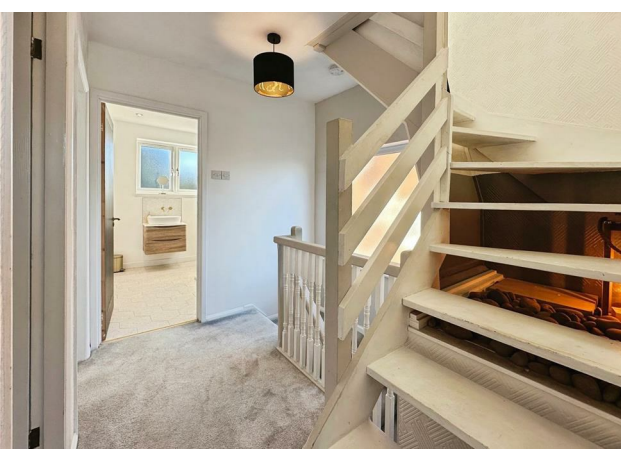
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SALES & LETTINGS





RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY





An extended, stylish home which was built in the 1960's. This semi detached home situated on the outskirts of Leamington with country views to the front, in Cubbington and walking distance to North Leamington School & Telford School. The property comprises porch, hallway, open plan lounge/kitchen/diner, three bedrooms, bathroom, separate WC, a dormer loft bedroom with extra storage space, a garden office/gym/summer house and a landscaped garden with composite decking. The property has parking and extra gated parking to the side.

It's in the details...

#### Porch

Timber and glazed door leads into the brick porch, with a single glazed timber window to the side and a uPVC double glazed door through to the hallway.

#### Hallway

With a light timber effect laminate flooring, wall mounted radiator, bi-folding door to a storage cupboard with a small window.

#### Lounge Area

Lounge dining kitchen is all open plan. The lounge has a huge uPVC double glazed window to the front, feature painted chimney breast, laminate flooring, coving and feature lighting.

#### Dining Area

Open through to the dining area which has sliding double glazed doors to the rear garden, wall mounted radiator, continuation of laminate flooring and open through to the kitchen.

#### Kitchen Area

Stylish fitted kitchen grey units and brush chrome handles which includes a fitted dishwasher, integrated washing machine, pull-out intelligent corner racking, fitted oven, four ring electric hob, extractor hood, fitted fridge and freezer, oak worktops with a black sink, with a flexible mixer tap and drainer. UPVC window with a view down the rear garden, splash-back tiling, timber cladding, down-lights, oak centre island and a uPVC double glazed door to the side. Door back through to the hallway.

#### Landing

Carpeted landing with a uPVC double glazed window to the side elevation, staircase leads to the loft. Doors through to the three bedrooms, bathroom and separate toilet.

#### Bedroom One

Spacious double bedroom with a feature block timber wall, with dimmable lighting controls. A large uPVC double glazed window overlooking the garden. There is a radiator and ample space for wardrobes in drawers.

#### Bedroom Two

Spacious double bedroom with a uPVC double glazed window overlooking farmers fields to the front, fitted storage and a radiator. There is ample space for wardrobes and drawers.

#### Bedroom Three

Single bedroom to the front with a uPVC double glazed window and radiator.

#### Bathroom

A stylish shower room with oversized walk-in shower with static glass screen rainfall gold thermostatic shower with gold hand held attachment. Tiled boxing. Concealed waste toilet with chrome flush button a floating vanity drawer unit with bowl style surface mounted sink with gold mixer tap and tile splash truck. A black towel radiator and fitted cupboards. There is a uPVC double glazed window, stylish tiled flooring and down-lights.

#### Loft Bedroom Four





Timber staircase leads to the bedroom which had a dormer window. There is a uPVC double glazed window, timber effect laminate flooring, radiator, storage cupboard, and door through to a storage area which has the gas combination boiler and further storage.

#### Garden

Good side family garden which is South facing, and has a large lawn with composite decking platforms and terrace. There is a timber built summerhouse, the garden enclosed with timber fencing, has gated side access where you can have extra gated parking.

#### Garden Room

The garage has been converted into a very useful garden room that can be used for an office or gym. It has lighting, bi-folding doors, uPVC double glazed sliding doors, electrics, lighting and laminate flooring.

#### Front Garden & Drive

There is parking on the front for 2 to 4 cars with an EV charging point. There is a stone front garden with hedgerow border and bedding area to the front with small height brickwall. There is lighting and timber gates through to potentially more parking.

#### Location

Located to the North of Leamington Spa on the outskirts of Cubbington and benefits with both the local amenities within the village and close proximity to the town centre of Leamington Spa. Cubbington itself has a range of local amenities including small convenience store, hardware store, takeaway, post office, public houses, Church and Cubbington School. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With a variety of local amenities, doctors, dentist, parks and good local schools like Telford & North Leamington School and private school catchments. Convenient for everything Leamington Spa has to offer -



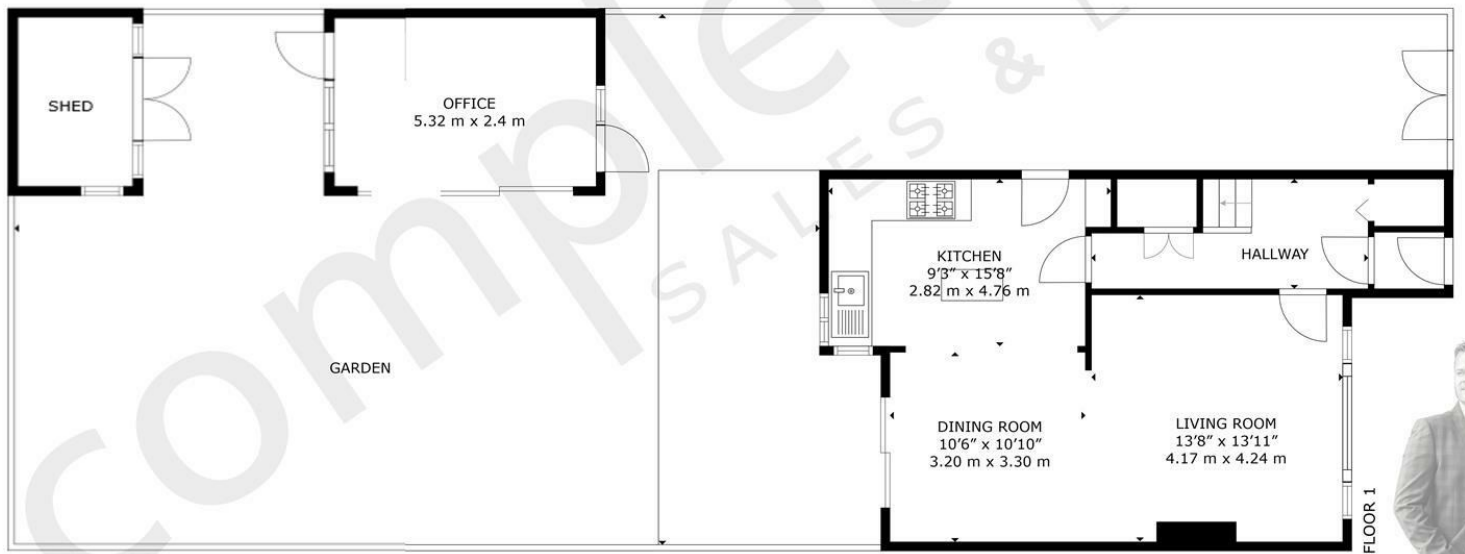
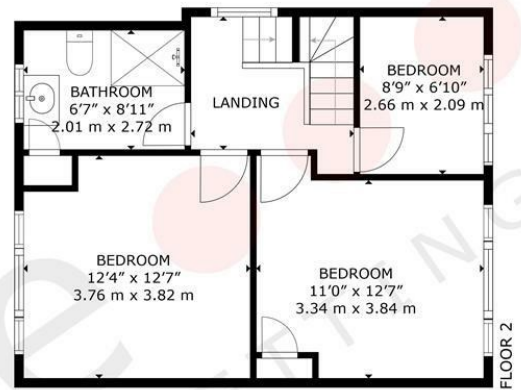


**GROSS INTERNAL AREA**

FLOOR 1: 721 sq. ft, 67 m<sup>2</sup>, FLOOR 2: 503 sq. ft, 47 m<sup>2</sup>  
FLOOR 3: 235 sq. ft, 22 m<sup>2</sup>, **TOTAL: 1,459 sq. ft, 136 m<sup>2</sup>**

EXCLUDED AREA: GARDEN: 1,291 sq. ft, 120 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

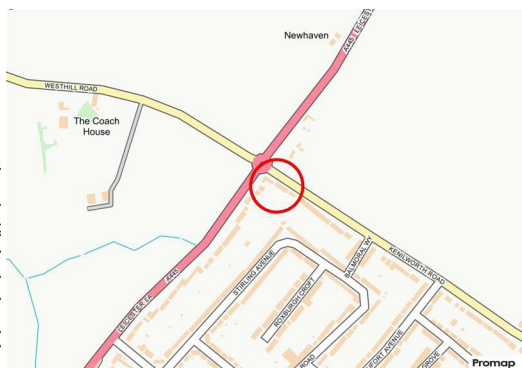






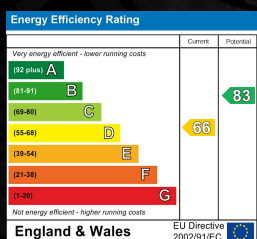
- 1960's Semi Detached
- Open Plan Lounge Kitchen Diner
- Stylish Re-Fitting Shower Room
- Landscaped Garden
- North Leamington

- Loft Extension
- Four Bedrooms
- Garden Office
- Off Road & Gated Parking
- Well Presented Family Home



## KENILWORTH ROAD, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

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