



CUBBINGTON ROAD,

complete ●●●  
SALES & LETTINGS





' A large family garden, which is very private, plenty of evergreens and also has the potential for rear extension - subject to permissions'





A five-bedroom 1930s extended detached home on the Cubbington Road in the popular North East Leamington. The home has a large southeast-facing garden and driveway to the front for 2 - 3 cars. The property comprises a storm porch, entrance hall, living room, sitting room/2nd reception, dining kitchen, utility and guest WC. On the first floor of five well-proportioned bedrooms and a four-piece family bathroom. The property is around a 25-minute walk back to the town centre or a 10-minute walk to the countryside but you also benefit from great local schools with several primary schools as well as Telford school and catchment for North Leamington. An opportunity in our opinion for further ground floor extension to the rear subject to permissions.

It's in the details...

#### Storm Porch

A brick arch storm porch with a quarry tiled step leads to the composite entrance door which has leaded double glazed windows with matching side uPVC double glazed windows.

#### Entrance Hall

With stone effect tiled vinyl flooring, a staircase leading to the first floor with painted balustrade, dado rail, radiator, original 1930s doors to the kitchen diner and living room. There is a useful storage cupboard under the stairs.



#### Living Room

A large living room with a feature open fireplace with a cast-iron woodburning stove and slate hearth. UPVC double French doors to the garden with matching side windows, wall-mounted radiators, ceiling rose, coving and feature wallpapered wall. Double internal doors through to the sitting room.

#### Sitting Room/ Second Reception

With a uPVC double glazed leaded bay window to the front which has a curved radiator below, a ceiling rose, coving and makes a good snug TV room/playroom.



#### Kitchen Diner

Fitted with cream kitchen with dark handles and green worktops with single bowl stainless steel sink with mixer tap and drainer. Space for a gas cooker, under-counter lighting, fitted dishwasher, uPVC double glazed window looking down the garden, tiled splashback, granite central island with cabinets, exposed timber floorboards and timber door through to utility and uPVC double glazed door with matching side windows to the garden.

#### Utility

With exposed floorboards, worktops with painted timber cabinets both high and low, a stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine, space for dryer, a uPVC double glazed window to the front elevation timber door to guest WC.



#### Guest WC

With tiled flooring, a concealed waste toilet with chrome flush push button, half-tiled splashback walls, vanity unit with sink and mixer tap. There is a radiator and extractor.

#### Landing

Carpeted landing with the main area of landing with traditional painted 1930s doors leading through to the three bedrooms and bathroom. There is a large loft hatch with a fixed ladder to the fully boarded loft which has a light and the gas boiler. The second landing to the extension has got doors through to two further bedrooms.

#### Bedroom One

A range of fitted wardrobes, a dressing table with drawers, there is a radiator and a uPVC double glazed bay window to the front.

#### Bedroom Two

A spacious double bedroom with wardrobes and high-level cupboards, a sink with vanity storage below and a large uPVC double glazed window with a view of the garden. There is a radiator.

#### Bedroom Three

A double bedroom with an alcove perfect for wardrobes, there is a radiator and a uPVC double glazed window overlooking the garden.







#### Bedroom Four

A double bedroom with an alcove perfect for wardrobes, there is a radiator and a uPVC double glazed window overlooking the front.

#### Bedroom Five

A good size 5th bedroom with a uPVC double glazed window to the front elevation and there is a radiator.

#### Bathroom

A huge four-piece bathroom with bath with panel, pedestal hand wash basin with Victorian style taps, a toilet, glass quadrant shower enclosure with mains thermostatic shower. There are half tiled walls, a uPVC double glazed window, a chrome towel radiator, an airing cupboard with shelving and a hot water tank.

#### Rear Garden

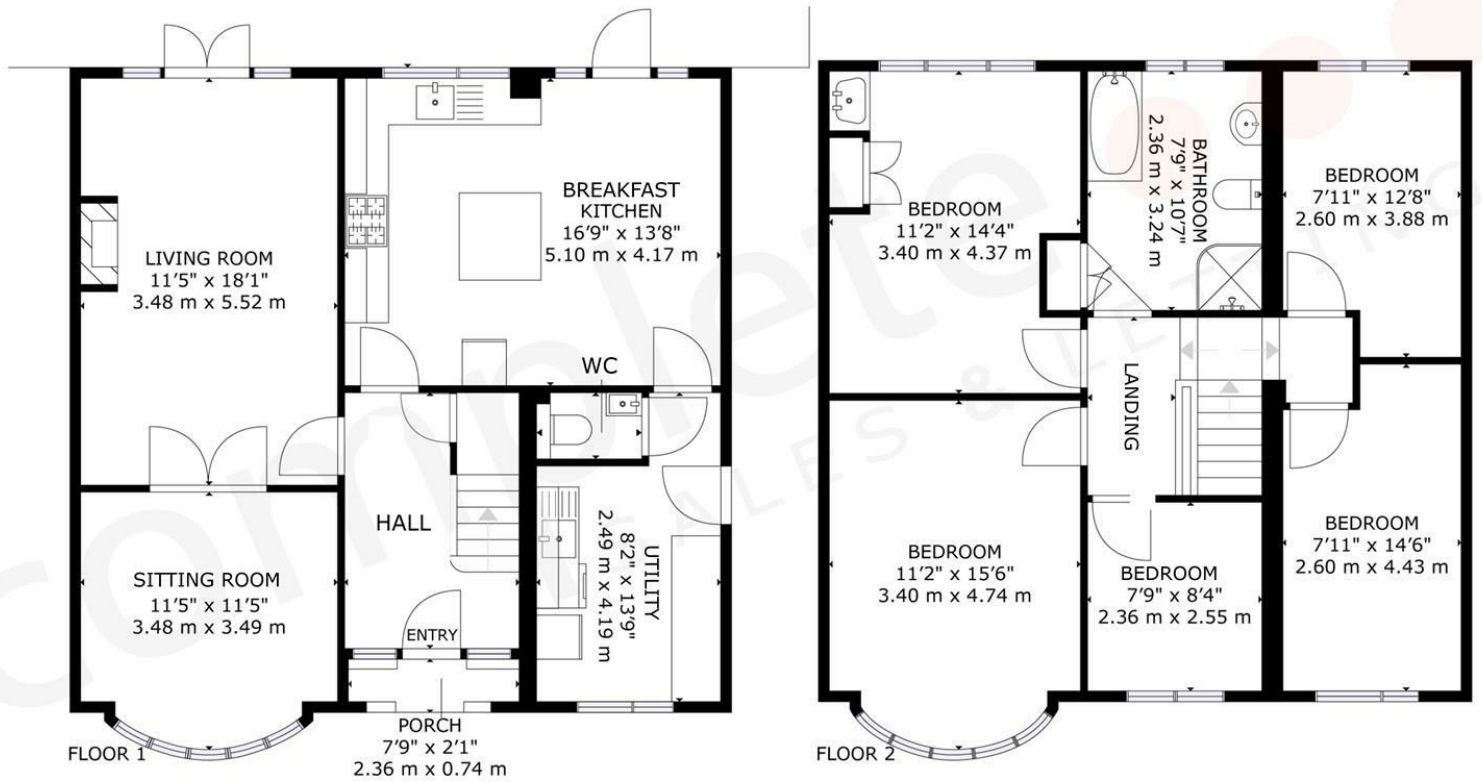
With a large family-sized South East facing garden laid predominantly to lawn, there is contoured planting and hedge screening for the sheds to the rear. There is a very large paved terrace great for family barbecues. There is a glass greenhouse to the rear, plenty of evergreen planting, bushes and a mixture of different-height trees. The garden is retained with timber fencing and hedgerows.

#### Front & Parking

The front has a tarmac drive for Parking 2 - 3 vehicles. There is retained barked bedding, a pathway leads to the gate to the rear garden.







**complete** ●●●  
SALES & LETTINGS

GROSS INTERNAL AREA  
 FLOOR 1: 785 sq.ft, 73 m<sup>2</sup>, FLOOR 2: 785 sq.ft, 73 m<sup>2</sup>  
 EXCLUDED AREAS: COURTYARD: 613 sq.ft, 57 m<sup>2</sup>, PORCH: 10 sq.ft, 1 m<sup>2</sup>  
 TOTAL: 1570 sq.ft, 146 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**complete** ●●●  
SALES & LETTINGS

**Brian Williams**  
 01926 887723  
 The Leamington Property Expert



**Location**

This property is well positioned just North/East of Leamington Spa, close to Telford Infants & Juniors Schools & North Leamington School - Leamington Spa also has a range of further state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafés and boutique shops on offer. 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 with trains running to both Birmingham and London Marylebone.





