

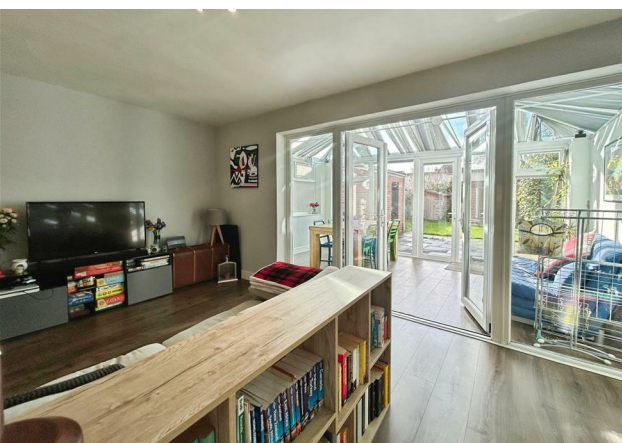
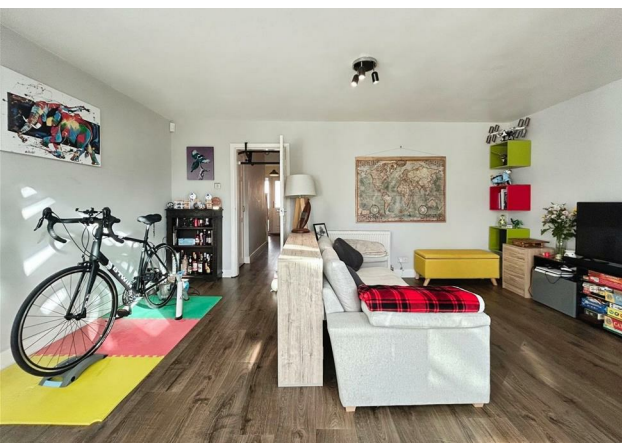


WEST VIEW ROAD, CUBBINGTON

complete ● ● ●
SALES & LETTINGS



PLANES ARE GUIDANCE ONLY- ACTUAL PLOT WILL



A stylish and spacious three-bedroom semi-detached home, with solar panels! ideally located in a cul-de-sac in the sought-after area of Cubbington, North East Leamington Spa. Comprises an entrance hallway, an open plan kitchen diner and a separate living room leading to a bright double glazed conservatory. Upstairs, the property offers three well-proportioned double bedrooms and a modern family bathroom. Outside, the driveway provides parking for up to three/four vehicles in addition to a garage. The sunny South West facing rear garden includes a patio and lawned area, along with a superb timber garden building currently used as a home office—perfect for those working remotely. Offering flexible accommodation throughout, this property is a must-see.

Entrance Hall

Welcoming entrance hall featuring a separate security porch, modern laminate flooring, central heating radiator, and ceiling light point. Stairs rise to the first floor, with access leading through to the kitchen and dining area.

Kitchen/Diner

A spacious open plan kitchen and dining area featuring an extensive range of cream-gloss base and wall units complemented by solid wood work surfaces and under-counter lighting. The kitchen includes integrated appliances such as a dishwasher, fridge, freezer, and washing machine, along with a Bosch double oven and grill, four-ring hob, and extractor. A double-glazed window to the front aspect provides natural light, while the wood-effect laminate flooring continues throughout. The dining area offers ample space for a six-seater table and chairs, and benefits from a large central heating radiator, separate ceiling light point, double-glazed window to the side elevation, and a useful under-stairs storage cupboard.

Living Room

A generous family living room featuring dark wood laminate flooring, a central heating radiator, and ceiling light point. Patio doors open directly into the conservatory, allowing plenty of natural light to flow through the space.

Conservatory

A spacious conservatory featuring patio doors and full-height windows overlooking the rear garden. Complete with a central heating radiator and wall-mounted lighting, this versatile room is ideal as an additional relaxation area, home office, or family playroom.

Stairs & Landing

Fully carpeted stairs and landing featuring a painted wood balustrade, useful over-stair storage cupboard, loft access, and ceiling light point. Doors lead to three double bedrooms.

Bedroom One

A spacious primary bedroom featuring mirrored fitted wardrobes, a central heating radiator, and ceiling light point. A large double-glazed window to the rear elevation provides excellent natural light and pleasant garden views.

Bedroom Two

A well-proportioned double bedroom, currently utilised as a home office. The room includes a central heating radiator, ceiling light point, and a double-glazed window to the side elevation.



Bedroom Three

A fully carpeted double bedroom featuring a central heating radiator, ceiling light point, and a double-glazed window to the front elevation.

Family Bathroom

A fully tiled family bathroom featuring an L-shaped panel bath with shower over, a ceramic hand basin with mixer tap and vanity unit beneath, and a low-level flush WC. Additional features include a wall-mounted heated towel radiator and a double-glazed obscured window to the front elevation.

Rear Garden

A fully enclosed rear garden featuring a well-maintained lawn, patio area, and mature borders with established shrubs and trees. The space includes a timber garden shed and a high-quality garden office installed by the current owners. There is also convenient access to the garage directly from the garden.

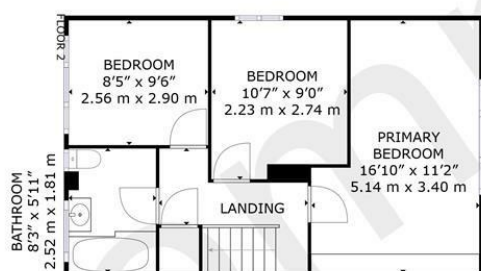
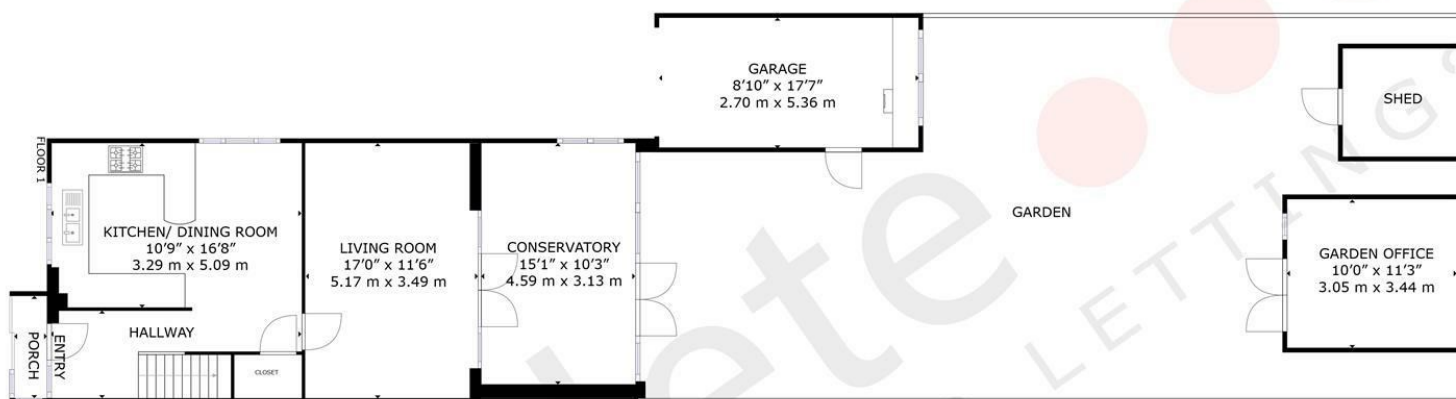
Garden Room

A timber-built garden office featuring double-glazed doors, laminate flooring, and modern spotlights. This versatile space is ideal for working from home, a hobby room, or a personal home gym.

Parking and Front

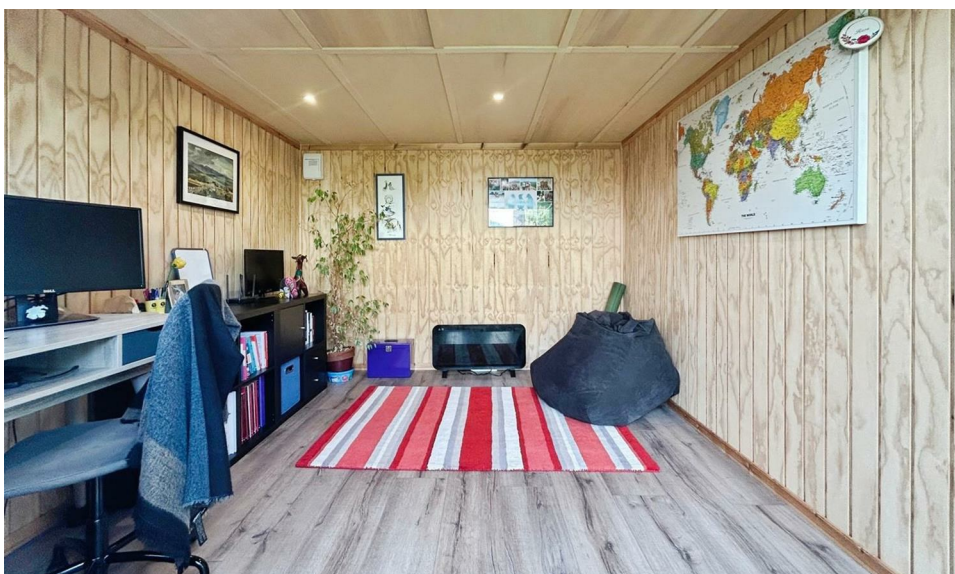
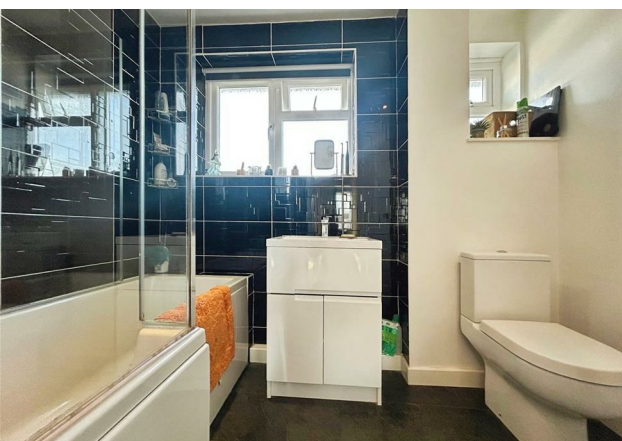
A small, low-maintenance front garden sits alongside driveway parking for three vehicles, complemented by a single garage providing additional secure parking or storage.





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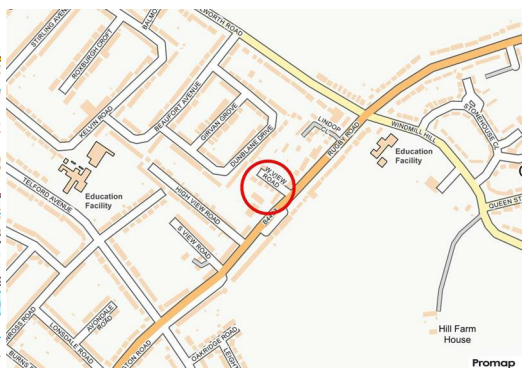
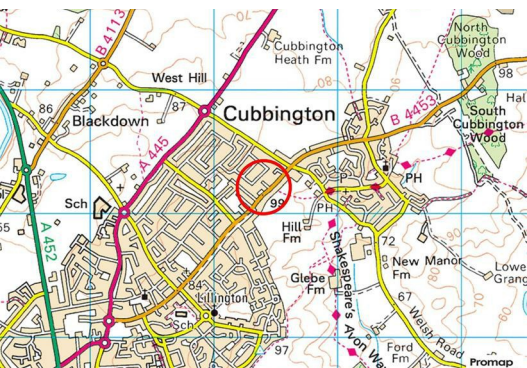
GROSS INTERNAL AREA
FLOOR 1: 612.47 sq. ft, 56.96 m², FLOOR 2: 466.7 sq. ft, 42.36 m²
NOT INCLUDED - GARAGE, GARDEN OFFICE & SHED
TOTAL: 1,069.07 sq. ft, 99.32 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Semi Detached Family Home
- Open Plan Kitchen Diner
- Living Room
- Driveway Parking
- Garden Office

- Three Bedrooms
- Conservatory
- Solar Panels
- Single Garage
- Popular Location



WEST VIEW 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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