LEDBROOK ROAD, CUBBINGTON

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SALES & LETTINGS

Set in the desirable village of Cubbington, this well-presented semi-detached home offers flexible three-bedroom accommodation suited to modern living or downsizing. The property boasts a generous kitchen/dining room ideal for entertaining, alongside a comfortable living room with air conditioning. A ground-floor bedroom with en-suite adds valuable versatility, while the first floor provides two further double bedrooms and a family bathroom. Outside, the property sits on a corner plot & enjoys neatly maintained, low-maintenance gardens to the front and rear, plus off-street parking and a single garage accessed from the rear. Combining practicality with a convenient location near Leamington Spa, this home is well suited to a range of buyers.

Entrance Hall

Accessed via a composite front door with obscured glazed panels, the welcoming entrance hall is fully carpeted and features a spacious understairs storage cupboard. A ceiling light point and central heating radiator provide comfort and practicality, with doors leading to the living room, breakfast kitchen, guest WC, and a versatile third bedroom or additional sitting room

Kitchen/Diner

Fitted with a mosaic-effect linoleum flooring, this well-appointed kitchen offers a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink and drainer with mixer tap. There is space for a gas oven and hob, along with integrated appliances including a fridge freezer, dishwasher, and washing machine. Two ceiling light points and a central heating radiator enhance the space, while two large double glazed windows provide plenty of natural light and overlook the rear garden. An obscured double glazed door gives direct access outside and leads into a useful adjoining boot room. There is ample space to accommodate a four-seater dining table and chairs, making this an ideal setting for everyday living and entertaining.

Living Room

A comfortable and well-presented living space, fully carpeted and featuring two ceiling light points. The room is centred around an attractive electric fireplace with a marble surround, creating a cosy focal point. A large double glazed window to the front aspect allows for plenty of natural light, complemented by a central heating radiator and the added benefit of a wall-mounted air conditioning unit for year-round comfort.

Ground Floor Bedroom/Sitting Room

A versatile ground floor room, currently utilised as a second sitting room, offering flexibility for a variety of uses. The space is fully carpeted and features a double glazed window to the front aspect, allowing for plenty of natural light. Additional benefits include a central heating radiator, ceiling light point, and a large built-in storage cupboard. Double doors lead through to a shower room and WC, enhancing its suitability as a guest bedroom or independent living space.

En-suite Shower Room

Fitted with a low-level flush WC and a compact ceramic hand basin, this ensuite also features a tiled shower enclosure with a wall-mounted shower. A ceiling light point provides illumination, while an obscured double glazed window to the rear aspect allows for natural light and ventilation

Stairs & Landing

A fully carpeted staircase leads to the landing, which benefits from a ceiling light point and a double glazed window to the side elevation, allowing for natural light. Doors provide access to two generously sized double bedrooms and the family bathroom.

Bedroom One

A spacious and well-presented double bedroom, fully carpeted and featuring a ceiling light point and central heating radiator. The room benefits from a comprehensive range of fitted storage, including sliding door wardrobes, cupboards, and drawers. A large double glazed window to the front elevation provides plenty of natural light and enjoys attractive views across the Warwickshire countryside

Bedroom Two

A well-proportioned second double bedroom, featuring fitted wardrobes and integrated drawers providing ample storage. The room includes a ceiling light point and central heating radiator, while a large double glazed window to the rear elevation offers plenty of natural light.

Bathroom

Appointed with tiled walls, the family bathroom comprises a panelled bath with shower over, a spacious ceramic pedestal hand basin, and a low-level flush WC. Additional features include a ceiling light point, storage cupboards,central heating radiator, and an obscured double glazed window to the rear elevation, providing both natural light and privacy.

Rear Garden

Occupying a desirable corner plot, the spacious rear garden is mainly laid to lawn and complemented by a separate decked seating area, ideal for outdoor entertaining. The garden is fully enclosed by timber fencing and enhanced by mature trees, shrubs, and established planting, creating a pleasant and private setting. Gated access leads conveniently to the driveway and garage, with an additional gated entrance providing access to the front of the property

Front & Parking

The property occupies an elevated and generous corner plot, with steps leading to the front entrance and lawned gardens wrapping around the front and side elevations. Adjacent to the property is a driveway providing off-road parking for two vehicles, along with a single garage fitted with an electric door. The property can also be conveniently accessed via this route, offering an alternative entry point for those who may prefer to avoid the front steps

Location

Nestled in the charming Cubbington Village, just a short distance from the vibrant town of Leamington Spa, this pretty semi detached home is perfectly situated for those seeking a peaceful countryside setting with easy access to city amenities. With stunning natural beauty all around, including the picturesque River Leam and a plethora of walking trails and parks, this is an ideal location for those who enjoy an active lifestyle. The village

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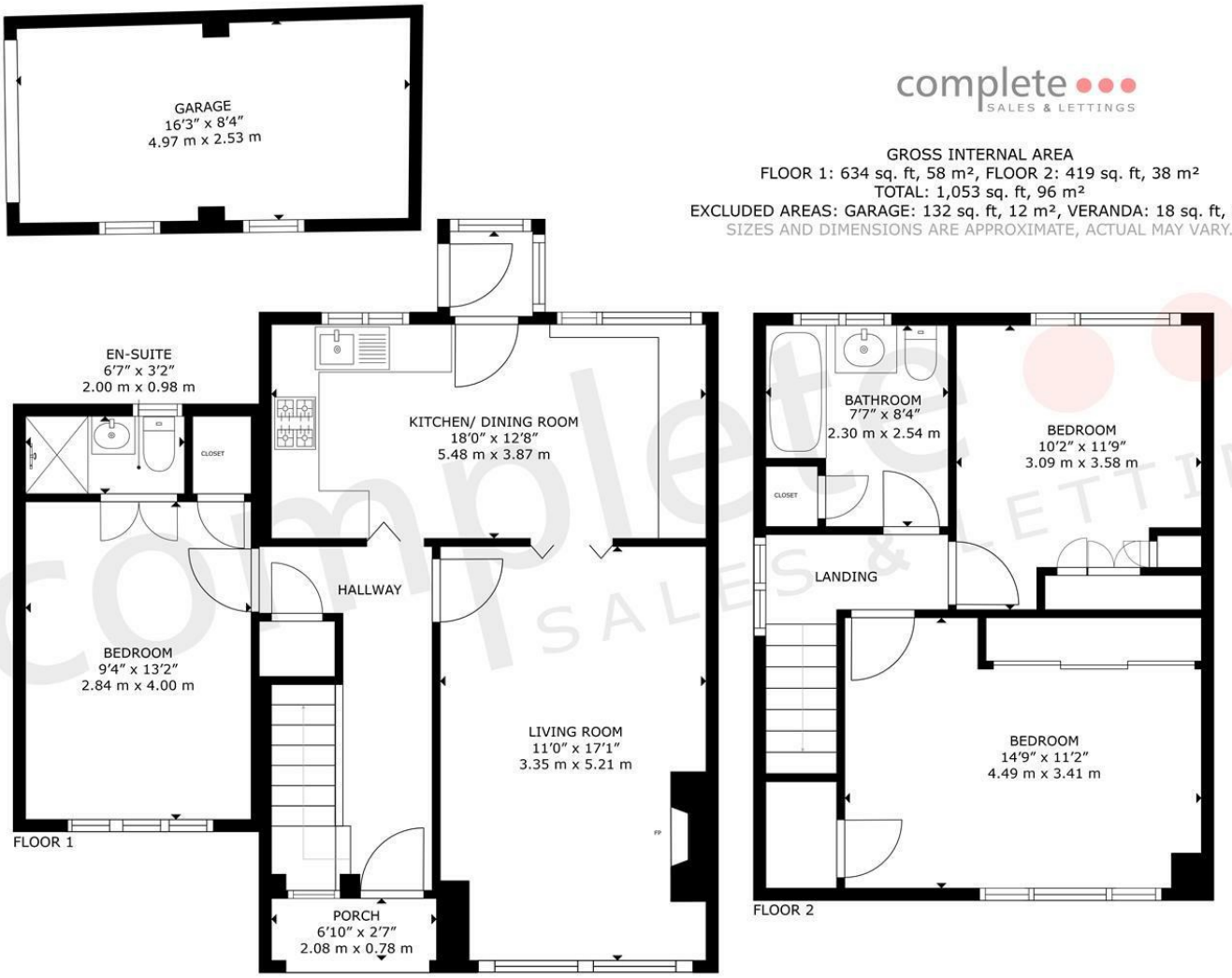
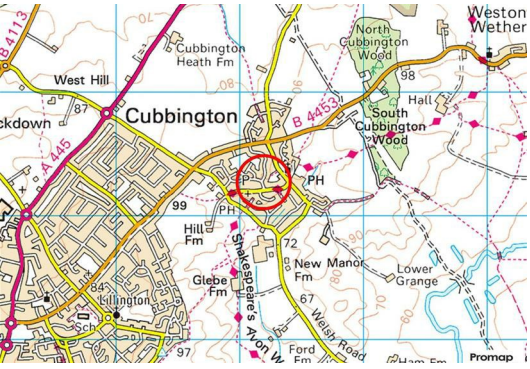
GROSS INTERNAL AREA
FLOOR 1: 634 sq. ft, 58 m², FLOOR 2: 419 sq. ft, 38 m²
TOTAL: 1,053 sq. ft, 96 m²
EXCLUDED AREAS: GARAGE: 132 sq. ft, 12 m², VERANDA: 18 sq. ft, 2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



itself offers a range of local shops and amenities, including a post office, convenience store, and pubs, while Leamington Spa provides a wealth of high-end shopping, dining, and entertainment options. The property is also within easy reach of some of the area's best schools, making it the perfect choice for families. Whether you're looking for a quiet retreat or a bustling community, this location has something to offer everyone.

- Semi Detached Home
- Two/Three Bedrooms
- Kitchen/Diner
- Generous Corner Plot
- Single Garage & Driveway Parking
- Cubbington Village
- Living Room
- Downstairs Shower Room
- Front & Rear Garden
- Viewing Essential



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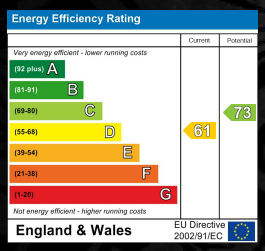
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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