



**Connells**

Price Road  
Leamington Spa





## Property Description

Situated in the sought-after village of Cubbington, this well-presented three-bedroom semi-detached home offers spacious living accommodation.

The property is set behind a driveway providing off-road parking, which leads to a porch and into the welcoming hallway with useful storage cupboard and stairs rising to the first floor. To the front is a bright and airy lounge with large window and feature gas fire. The kitchen/diner offers ample space for family living and includes a storage cupboard, with direct access into the conservatory overlooking the rear garden. From here, a door leads into the utility room, which provides guest cloakroom facilities, laundry space and access to the garage.

To the first floor, there are three bedrooms, with bedroom one benefitting from fitted wardrobes and bedroom three offering a storage cupboard. A modern family bathroom completes the accommodation.

Externally, the property enjoys a low maintained private rear garden, accessed via the conservatory, featuring composite decking and astro turf perfect for outdoor entertaining and family life.

An excellent opportunity to acquire a spacious home in a popular location.

## Approach

Via a tarmac driveway providing parking for two cars and a front door leading into the entrance porch.

## Entrance Porch

Having double glazed windows to side elevations and a door to;

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and built-in storage cupboard and a door leading to the lounge.

## Lounge

13' 4" max x 15' 3" max ( 4.06m max x 4.65m max )

Spacious, light and airy lounge consisting of a television point, a feature gas fire place, a double glazed window to front elevation and a door leading to the kitchen/diner.

## Kitchen/Diner

18' 5" x 10' ( 5.61m x 3.05m )

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a fridge/freezer Having a radiator, a double glazed window to rear elevation and sliding doors leading to the Conservatory.

## Conservatory

6' 2" x 12' 6" ( 1.88m x 3.81m )

Having laminate flooring and doors leading to the garden and the utility.

## Utility

7' 3" max x 12' 6" ( 2.21m max x 3.81m )

Fitted with work surfaces, whilst providing space for a washing machine and space for a tumble dryer. There is a radiator and doors to the downstairs cloakroom and to the garage.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and tiled flooring.

## First Floor

## Landing

The stairs lead from the hallway. There is access to the partly boarded loft, an airing cupboard and doors to all bedrooms and the family bathroom.

## Bedroom One

15' 3" into wardrobes x 10' 4" ( 4.65m into wardrobes x 3.15m )

Generously sized double bedroom benefitting from fitted wardrobes, a radiator and a double glazed window to front elevation.

## Bedroom Two

11' 5" max x 9' 4" max ( 3.48m max x 2.84m max )

Double bedroom having a radiator and a double glazed window to rear elevation.

## Bedroom Three

7' 8" max x 7' 8" max ( 2.34m max x 2.34m

max )

Comprising built-in storage over the stair bulkhead, a radiator and a double glazed window to front elevation.

## Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, a P-Shaped bath with shower over and a low level W/C. Having partly tiled walls, a heated towel rail and a double glazed window to rear elevation.

## Outside

## Rear Garden

Beautifully maintained and low maintenance garden having astro turf composite decking and a patio area with fence and wall to the boundaries. Perfect for outdoor entertainment.

## Parking

Having a driveway to the front providing off street parking for two cars.

## Garage

7' 8" x 14' 7" ( 2.34m x 4.45m )

Integral garage having power, light and an up and over door.

## Seller's Comments

This house has been perfect to start our family. The neighbourhood is very family friendly with a really village community. Being walking distance to the school, shops and pub has been great for us. The house is so bright and the garden is in sun all day. We've loved living here.



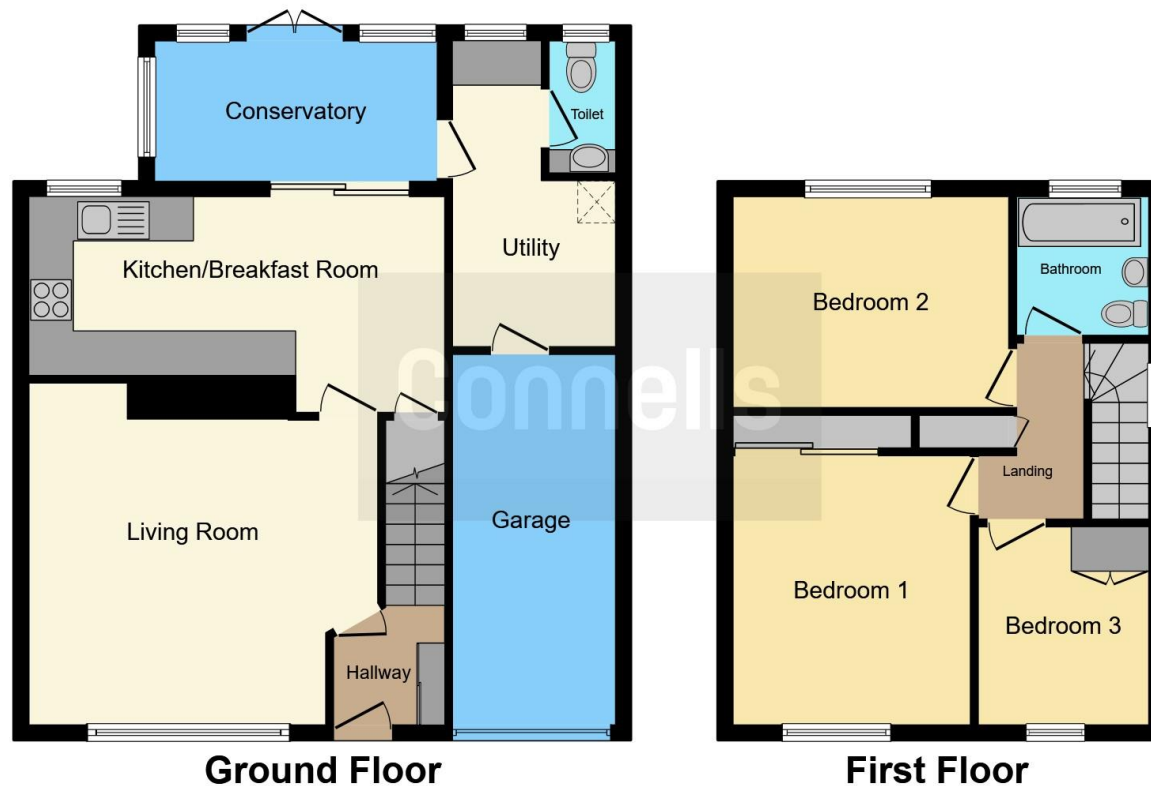












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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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