







RUGBY ROAD, CUBBINGTON

complete
SALES & LETTINGS













A substantial four-bedroom semi-detached home occupying a generous plot in Cubbington, with a long rear garden and delightful open field views beyond. The property offers excellent scope for modernisation and further extension, subject to the necessary planning permissions. The spacious accommodation comprises an entrance porch, hallway, impressive living room, conservatory, kitchen, side passage, guest WC and utility cupboard. Upstairs, there are four double bedrooms and a family bathroom. Outside, the property benefits from a generous frontage, driveway parking, solar panels, an integral garage and a particularly long rear garden. Offered for sale with no onward chain, this is an exciting opportunity to create a wonderful family home in a sought-after location.

Property Details...

Entrance Porch
A uPVC double-glazed entrance door with a matching side window leads into the tiled porch. A further uPVC double-glazed door and window open into the hallway.

Entrance Hall
With timber-effect flooring, a radiator and a staircase rising to the first floor, with useful fitted cupboards and additional open storage beneath. Doors lead to the living room and integral garage, while a glazed door opens into the kitchen.

Living Room
An exceptionally spacious living room featuring a large uPVC double-glazed window to the front elevation and uPVC double-glazed sliding doors opening onto the rear garden. There is a capped-off gas fireplace with a timber surround, two radiators and a serving hatch connecting to the kitchen.

Conservatory
A compact conservatory enjoying attractive views across the rear garden.

Kitchen
Fitted with a range of timber-fronted units and coordinating work surfaces. There is a built-in oven, a capped-off gas hob and a one-and-a-half-bowl sink with a mixer tap and drainer. Further features include a serving hatch to the living room, a floor-standing boiler and a large uPVC double-glazed window enjoying lovely views across the garden. A uPVC double-glazed door leads into the side passage.

Side Passage, Guest WC and Utility Cupboard
The side passage has tiled flooring and a uPVC double-glazed external door. There is a useful utility cupboard with space and plumbing for a washing machine, together with a shelf suitable for a tumble dryer. A separate door leads into the guest WC, which has a small uPVC double-glazed window.

First-Floor Landing
A carpeted landing providing access to all four bedrooms and the family bathroom. There is also an airing cupboard housing the hot-water cylinder and fitted shelving.

Bedroom One
A generous double bedroom with a large uPVC double-glazed window to the front elevation, a double radiator and fitted double wardrobes.

Bedroom Two
Another spacious double bedroom featuring a large uPVC double-glazed window to the front elevation, a double radiator and fitted double wardrobes.

Bedroom Three
A well-proportioned double bedroom with a radiator and a large uPVC double-glazed window enjoying wonderful views across the rear garden and adjoining countryside.

Bedroom Four
A further double bedroom with a radiator and a large uPVC double-glazed window overlooking the rear garden, with far-reaching rural views beyond.

Family Bathroom
Fitted with an original suite comprising a panelled bath, washbasin and WC, together with an electric shower. There is partial wall tiling, a white heated towel rail and a uPVC double-glazed window.



Rear Garden
A particularly long rear garden, predominantly laid to lawn and offering excellent potential for keen gardeners and growing families. A trellis fence separates the main garden from a secondary lawned area, which would be ideal for use as a vegetable garden. Additional features include a greenhouse, garden shed, established perimeter planting, a pond and a generous paved patio. A block-paved pathway leads to the side gate and front of the property, and there is also an outside water tap.

Front Garden and Parking
A block-paved driveway provides off-road parking for two vehicles. The generous front garden is mainly laid to lawn, with established planted borders and a brick boundary wall.

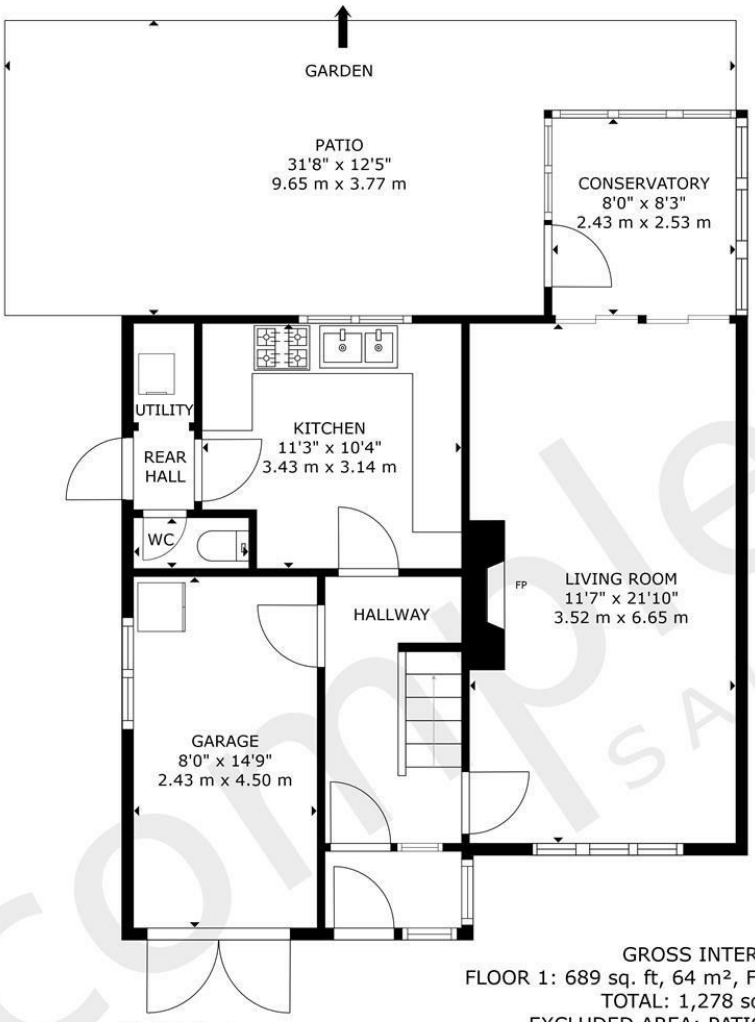
Integral Garage
Accessed via two timber doors to the front and equipped with power and lighting. An internal door connects the garage directly to the entrance hall.

Location
Cubbington is a highly regarded village situated to the north-east of Royal Leamington Spa, surrounded by attractive Warwickshire countryside while remaining exceptionally convenient for the town and its amenities. The village offers a strong sense of community and a useful selection of everyday facilities, including local shops, traditional public houses, a village hall, sports clubs and well-regarded primary schooling.

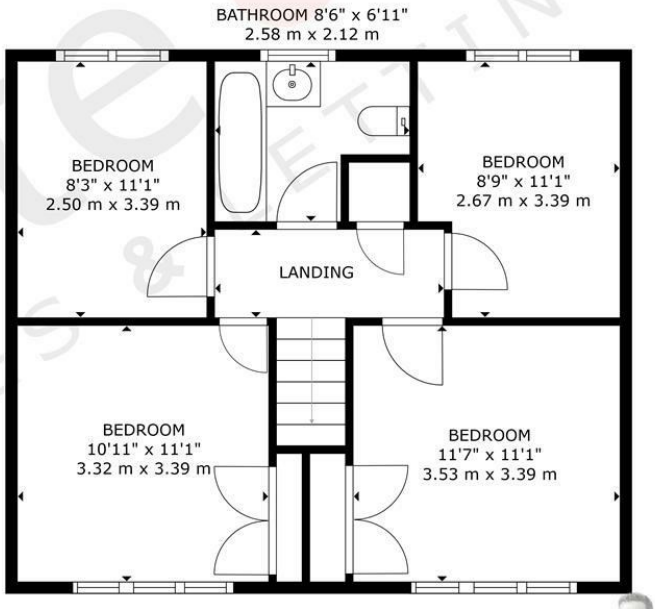
The property is well placed for countryside walks and nearby open spaces, while Leamington Spa town centre is within easy reach and provides an excellent range of independent shops, restaurants, cafés, parks and leisure facilities. The area is also served by highly regarded secondary schools, including North Leamington School, with further renowned state and independent schools available throughout Leamington, Warwick and Kenilworth.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 689 sq. ft, 64 m², FLOOR 2: 589 sq. ft, 54 m²
TOTAL: 1,278 sq. ft, 118 m²
EXCLUDED AREA: PATIO: 321 sq. ft, 29 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



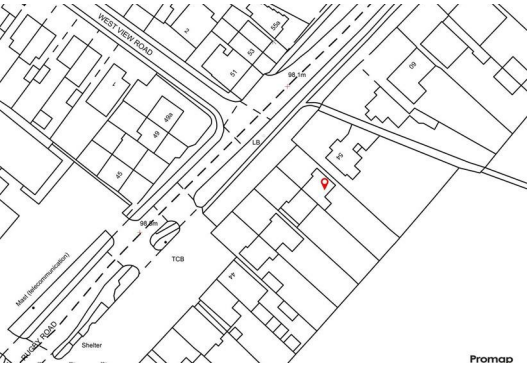




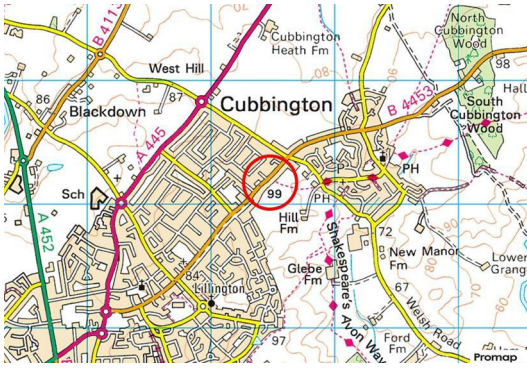
For commuters, there is convenient access to Leamington Spa railway station, providing direct services to London Marylebone, Birmingham and Coventry. The A46, A45 and M40 are also readily accessible, making Cubbington an excellent base for travel throughout the Midlands and beyond.



- A Large 1950's Semi Detached
- Four Double Bedrooms
- Conservatory & Kitchen
- Utility Cupboard & Guest WC
- Font & Rear Gardens
- In Need Of Modernisation
- Living Room
- Garage & Parking
- Solar Panels
- No Chain & Rural Views

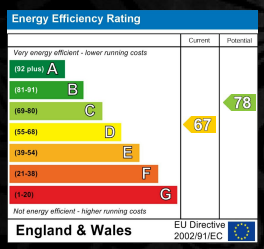






RUGBY ROAD, LEAMINGTON SPA

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



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