



Connells

Kenilworth Road
Cubbington Leamington Spa

Kenilworth Road Cubbington Leamington Spa CV32 7TN

for sale
Offers Over
£450,000



Property Description

Situated in the highly desirable area of North Leamington Spa, this beautifully presented two double bedroom detached dormer bungalow is ideally positioned within easy reach of the highly regarded Telford Junior School and a wealth of local amenities. Thoughtfully improved by the current owners, the property offers immaculate and stylish accommodation throughout.

The accommodation begins with a welcoming entrance hallway, leading to a spacious double bedroom and a superb open-plan, dual-aspect lounge dining room, creating a bright and sociable living space. The lounge flows seamlessly into the well-appointed kitchen, which is complemented by a practical utility room.

To the first floor, the generous principal bedroom benefits from fitted wardrobes cleverly integrated into the eaves, providing excellent storage. Completing the accommodation is a stunning family bathroom, fitted in 2025 with a luxurious four-piece suite, offering the perfect space to relax and unwind.

Externally, the property enjoys driveway parking for several cars. To the rear is a generous and private garden, ideal for entertaining, gardening enthusiasts, or family enjoyment. Both the front and rear gardens offer excellent scope for further extension (STPP).

A beautifully maintained home offering

spacious accommodation, modern finishes, and exciting future potential in one of Leamington Spa's most sought-after locations.

Planning permission for a 2 storey extension has been applied for/granted.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent's Note

Planning permission for a 2 storey extension has been applied for/granted.

Footings are already in place and construction complete to damp course. Connells hold relevant paperwork on file.

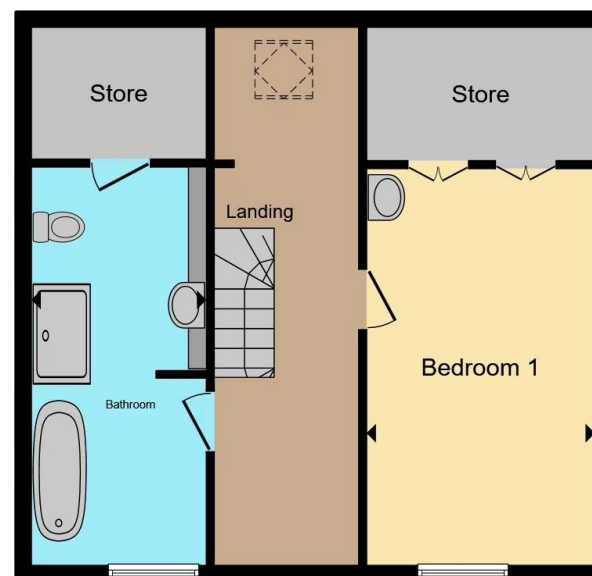








Ground Floor



First Floor

Total floor area 106.5 m² (1,147 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA310313



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