



OFFCHURCH ROAD, LEAMINGTON SPA

complete   
SALES & LETTINGS



**ED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY**



Nestled on the outskirts of the charming village of Cubbington, just northeast of Leamington Spa, this semi-detached family home is ready to be modernised & loved. The spacious accommodation comprises an entrance hall, spacious lounge, kitchen & separate dining room perfect for modern family living. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a large rear garden, ideal for relaxing or entertaining, along with off-road parking to the front. Further benefits include gas central heating, double glazing, an en-bloc garage and lovely views over the Warwickshire countryside.

### Entrance Hall

An L-shaped entrance hall with herringbone-style hardwood flooring, central heating radiator and a large understairs storage cupboard. Doors lead to the formal lounge, kitchen and dining room with stairs rising to the first floor.

### Lounge

Featuring a continuation of the herringbone hardwood flooring, this elegant reception room includes a vertical central heating radiator, gas fire with surround, central ceiling light point and wall lights positioned either side of the fireplace. A double glazed window to the front aspect provides views over open fields.

### Kitchen

A U-shaped kitchen, partly tiled and in need of modernisation, currently fitted with a range of base and wall units, stainless steel sink and drainer with mixer tap, and a four-ring electric hob with oven and grill beneath. There is space for both a dishwasher and washing machine, along with an obscured double glazed window to the side aspect, ceiling light point, central heating radiator and tiled flooring. A side door provides access to both the front and rear of the property.

### Dining Room

A fully carpeted dining room with central heating radiator and ceiling spotlights, featuring double glazed doors and windows opening into the rear conservatory.

### Conservatory

Conservatory with tiled flooring and double glazed windows, featuring a useful storage cupboard and door giving access to the rear garden.

### Stairs & Landing

Fully carpeted stairs and landing with doors to three bedrooms and the family bathroom, along with a large storage cupboard and loft access.

### Bedroom One

A large and bright double bedroom with a rear-facing double glazed window, fully carpeted flooring, central heating radiator and ceiling light point.

### Bedroom Two

A second large double bedroom featuring double glazed windows with attractive views across the fields, fully carpeted flooring, central heating radiator and ceiling light point.



### Bedroom Three

A generous single bedroom with dual-aspect double glazed windows to the front and side elevations, fully carpeted flooring, central heating radiator and ceiling light point.



### Family Bathroom

A fully tiled family bathroom with obscured-glass double glazed window to the side elevation, extractor fan and ceiling spotlights. The suite comprises a ceramic pedestal handbasin with mixer tap, panelled bath with shower over and screen, low-level flush WC and heated towel radiator, together with a mirrored cabinet.

### Garden

Rear Garden, fully timber-fenced featuring a patio seating area and lawn, with gated access to the private garage and additional side gated access to the front of the property.



### Parking

Tarmac drive with bedding borders, small height brick wall to one side, drive suitable for 2 to 3 cars. There is a pedestrian gate to the garden.



complete SALES & LETTINGS



**GROSS INTERNAL AREA**

FLOOR 1: 615 sq. ft, 57 m<sup>2</sup>, FLOOR 2: 528 sq. ft, 49 m<sup>2</sup>  
**TOTAL: 1,143 sq. ft, 106 m<sup>2</sup>**

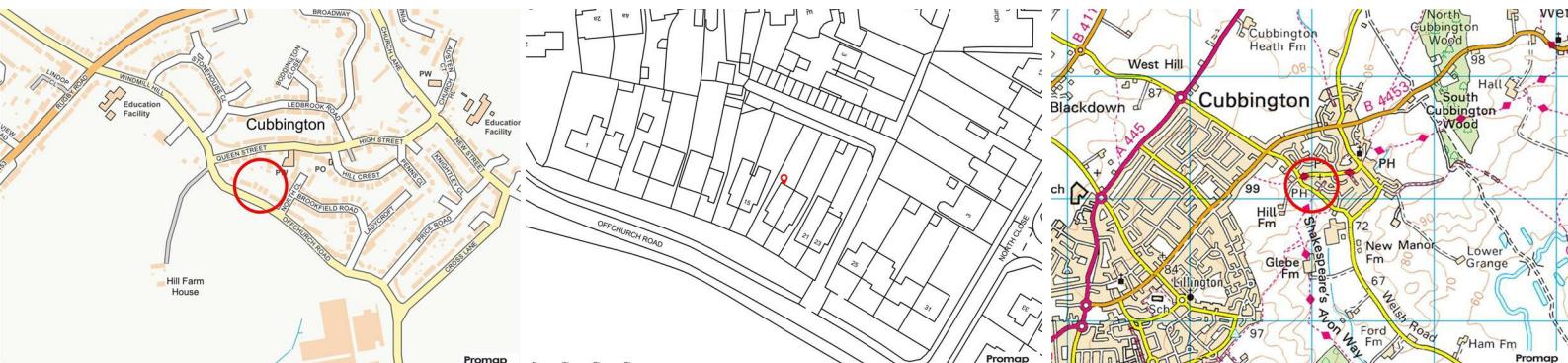
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





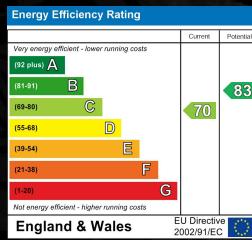
- Semi Detached Property
- Living Room
- Dining Room
- Driveway Parking
- Rural Views

- Three Bedrooms
- Fitted Kitchen
- Large Garden
- Garage En Bloc
- Family Home



## OFFCHURCH ROAD, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
 sales@complete247.co.uk  
 www.complete247.co.uk

complete   
 SALES & LETTINGS