

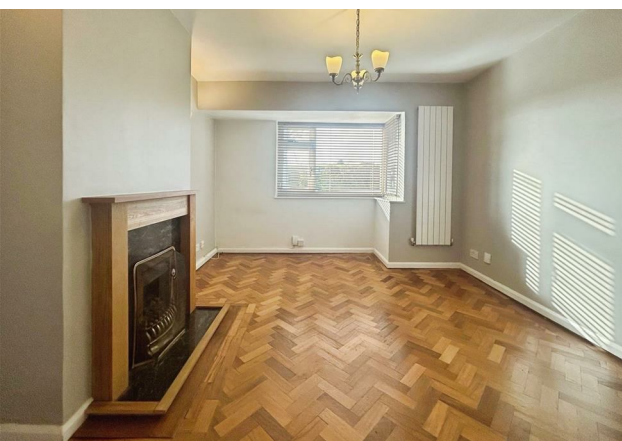


OFFCHURCH ROAD, LEAMINGTON SPA

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.

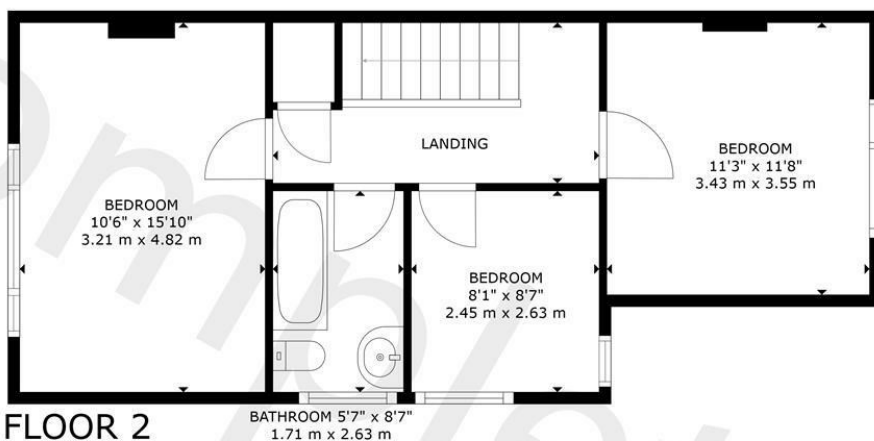
Garden

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.

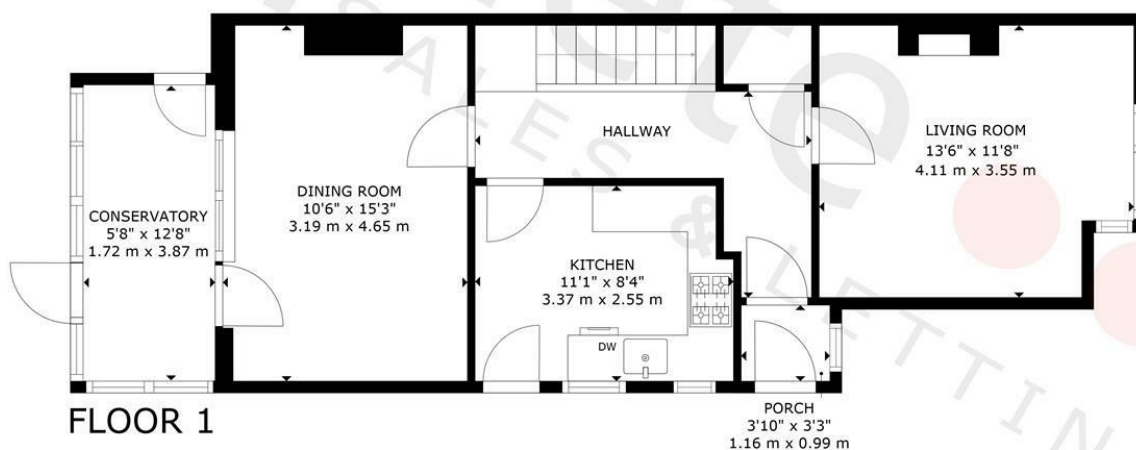
Parking

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.

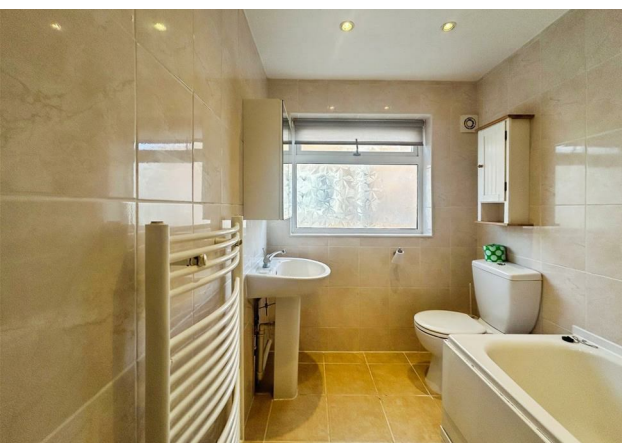




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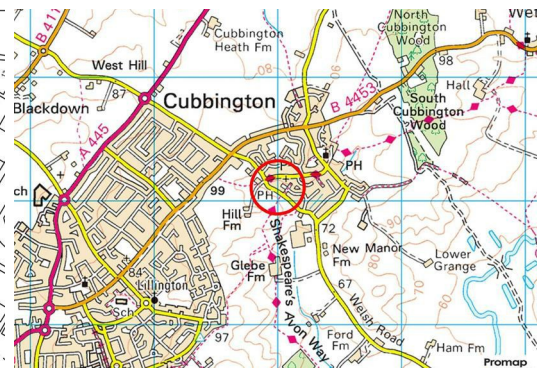
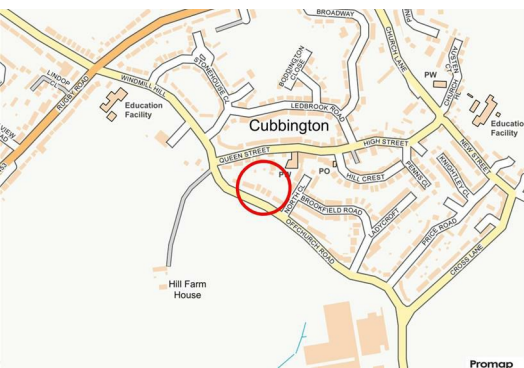
GROSS INTERNAL AREA
 FLOOR 1: 615 sq. ft, 57 m², FLOOR 2: 528 sq. ft, 49 m²
TOTAL: 1,143 sq. ft, 106 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





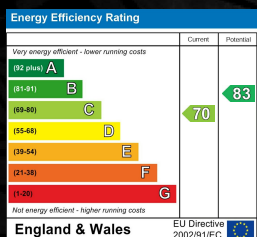
- Semi Detached Property
- Living Room
- Dining Room
- Driveway Parking
- Rural Views

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



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



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