



16 Ledbrook Road
Leamington Spa **CV32 7LS**
Guide Price £310,000

16 Ledbrook Road

Cubbington

Being popularly situated within easy reach of amenities in the heart of Cubbington village, this semi-detached bungalow has benefited from a single storey extension to the rear meaning that the accommodation includes two reception rooms as well as two bedrooms. Having gas fired central heating, the accommodation also includes a comfortable lounge, kitchen and covered utility area, whilst outside there is off-road parking and a carport to the front, along with a part lawned and part patio garden to the rear. The bungalow offers an excellent opportunity for those looking to down-size, whilst remaining close to local facilities and easy access to Leamington town centre.

LOCATION

Cubbington lies around two miles north-east of Leamington town centre and is a popular village that lies adjacent to its neighbouring location of Lillington. Within Cubbington itself, there are a useful range of day-to-day facilities and amenities including village shops, a primary school, lovely old church and popular public house. There is good local access available to facilities within Leamington town centre, as well as useful local road links, including those out of the town to neighbouring towns and centres, as well as links to major routes including the Midland motorway network. Regular rail services operate to numerous destinations from Leamington Spa.

ON THE GROUND FLOOR

Aluminium double glazed entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With inner entrance door to:-

RECEPTION HALLWAY

With light oak laminate flooring throughout, central heating radiator, access trap to roof space, door to built-in shelved linen cupboard and further doors radiating to:-

LOUNGE

4.17m into bay x 3.76m to chimney breast (13'8" into bay x 12'4" to chimney breast)
Having double glazed bay window, with the chimney breast having arched recesses to either side, central period style fireplace with fitted coal effect gas fire and central heating radiator.

DINING ROOM

3.94m x 3.00m (12'11" x 9'10")

With light oak laminate flooring extending through

from the entrance hall, central heating radiator, window to side passageway, double glazed door opening into the rear garden and door giving access to bedroom two.

KITCHEN

2.97m x 2.87m (9'9" x 9'5")

Which is fitted with a range of hand painted panelled style units comprising base cupboards and drawers with roll edged quartz effect worktops over, a coordinating range of wall cabinets to two sides, space and connection for gas cooker with concealed filter hood over, inset stainless steel sink unit with mixer tap, central heating radiator, downlighters, vinyl floor covering and double glazed window. A door gives access to the side passageway.

BEDROOM ONE (REAR)

3.63m x 3.12m (11'11" x 10'3")

Having a range of fitted furniture comprising two double wardrobes with central matching dressing table unit and overhead storage cupboards, matching bedside drawer cabinets, large walk-in storage cupboard/wardrobe, central heating radiator and double glazed window overlooking the rear garden.

BEDROOM TWO (REAR)

3.45m x 3.20m (11'4" x 10'6")

Which is accessed via the dining room, having a double glazed window overlooking the rear garden and central heating radiator.

BATHROOM

Being partly tiled with three piece pink suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with Triton electric shower unit over, obscure double glazed window, central heating radiator and wood grain effect vinyl floor covering.

Features

Semi-Detached Bungalow

Popular Cubbington Location

Lounge

Separate Dining Room

Kitchen and Utility Area

Two Bedrooms

Bathroom

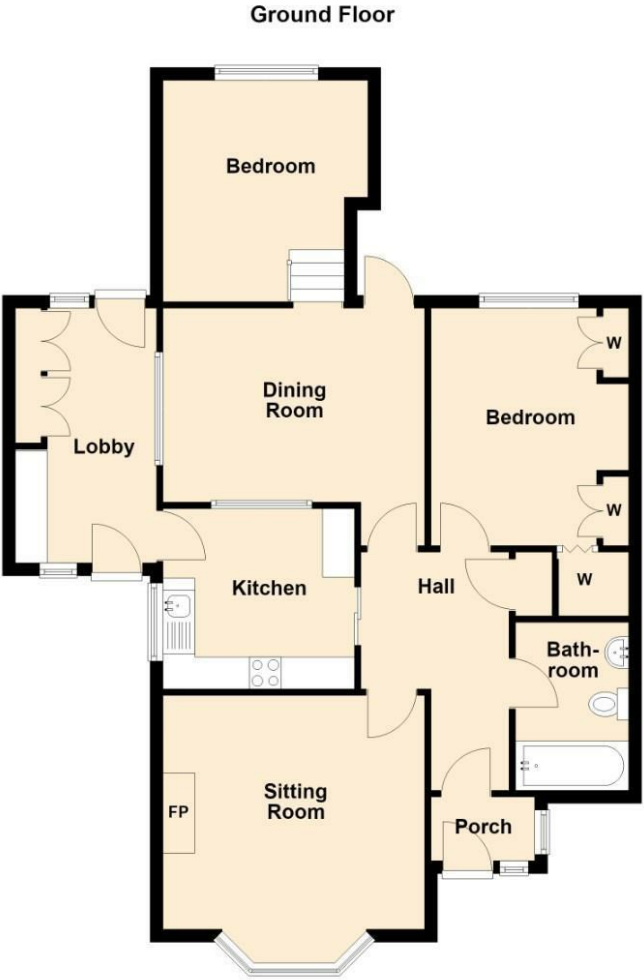
Gardens Front and Rear

Off-Road Parking and Carport





Floorplan



Total area: approx. 86.1 sq. metres (926.3 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

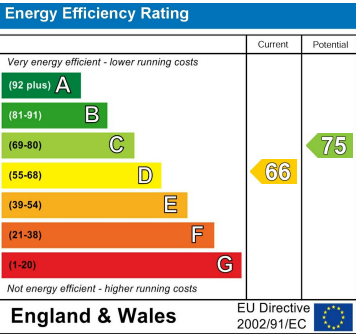
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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