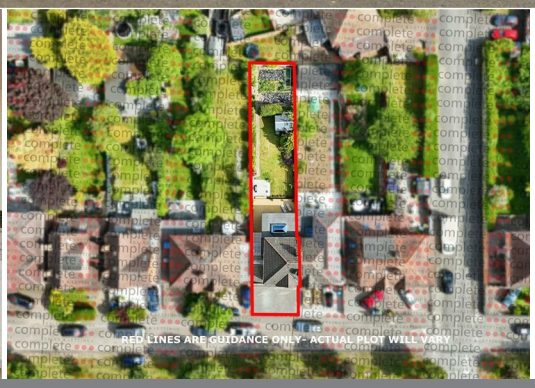


CUBBINGTON ROAD, LILLINGTON

complete
SALES & LETTINGS

An extended three/four bedroom 1930s semi-detached home situated in the popular Lillington area of North East Leamington Spa, being within catchment for the highly regarded Telford and North Leamington Schools. The property comprises an entrance hall, a bay-fronted living room/bedroom four, and a fabulous open-plan family kitchen diner featuring marble-vein quartz worktops, a centre island and sliding doors opening onto the large rear garden with composite decking, perfect for entertaining and family living. There is also a utility room/ground floor shower room, while upstairs offers three bedrooms and a family bathroom. Further benefits include a garage, off-road parking and a generous rear garden. Conveniently located with a park directly opposite, along with nearby Tesco and Sainsbury's local stores, a popular pub, takeaway amenities and excellent access into Leamington town centre and surrounding road links.

Property Details...

Porch
A glazed timber door leading to the porch which has some shelving and shoe storage. There is painted timber door through to the hallway.

Hallway
A spacious hallway with patterned flooring, a carpeted staircase leads to the first floor, which has storage below. There is a meter cupboard, radiator and modern doors through the living room and family kitchen diner.

Living Room
A bay-fronted living room which has a timber surround covered fire and coving. there is a radiator and the room is currently being used as a bedroom.

Family Kitchen Diner
A lovely extended open-plan space with a large glass roof lantern, with up-lighting. There are beautiful triple sliding doors to the garden. The kitchen is fitted with handleless grey gloss cupboards, with the most wonderful marble effect quartz worktops with gold vein. The quartz centre island includes the a breakfast bar lip. There is under cabinet LED lighting as well as cabinet lighting, the centre Island has a induction hob. There are two double ovens, an inset one and a half bowl stainless steel sink with surface mounted mixer tap. There is a full capacity freezer and a full capacity fridge. Integrated microwave. There are two tall white radiators, down-lights, two ceiling extractors and a door through to the utility.

Utility/ Shower Room
A continuation of the luxury vinyl tile flooring. Same same kitchen cupboards, and marble effect quartz worktop with the gold vein. One stainless steel sunken sink with a surface mounted mixer tap. There is a double-width shower enclosure with glass sliding door and mains rainfall shower that has a handheld attachment. There is also a guest toilet, two uPVC double glazed windows, a radiator, down-lights and an extractor.

Landing
White decorated landing, with painted balustrade and a tall uPVC double glazed window. There is a large loft hatch to the part- boarded loft which has a pulldown ladder. Modern doors through to the three bedrooms and bathroom.

Bedroom One
A very spacious double bedroom with a large uPVC double glazed window overlooking the rear garden. There is a radiator and plenty of space for bedroom furniture.

Bedroom Two
A large double bedroom with a uPVC double glazed window to the front elevation and there is a radiator. Alcove recesses perfect for wardrobes.

Bedroom Three
A good size single bedroom with a radiator and a uPVC double glazed window overlooking the garden.

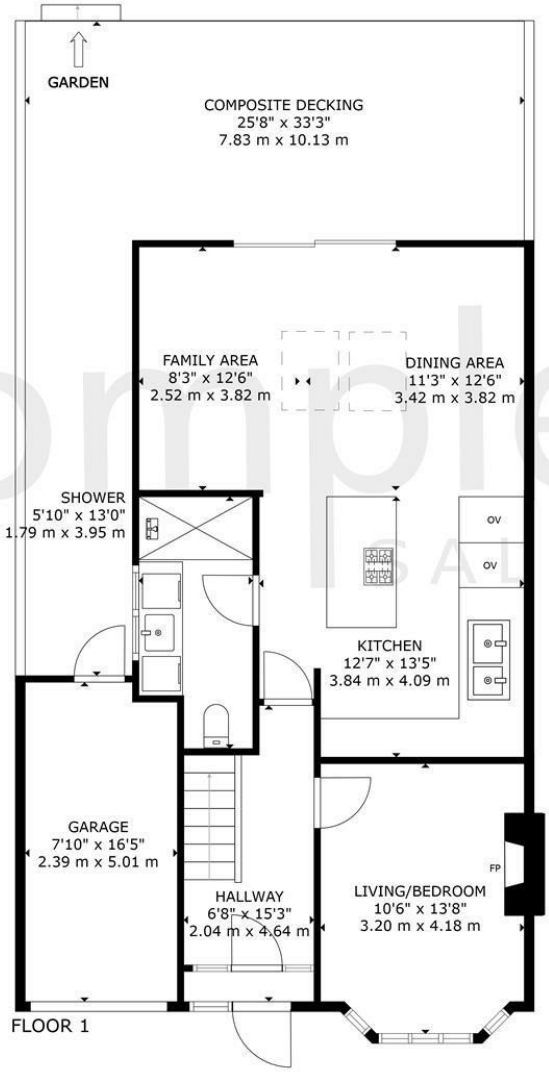
Bathroom
Fitted with a glass shower enclosure with bifold door and electric shower. There was a toilet, pedestal hand wash basin, vanity storage and a mixer tap. There is a radiator, extractor and a uPVC double glazed window.

Rear Garden
There is a large south east facing sunny garden. It's composite raised deck with stepped down to a further slapped patio area great for barbecuing. The large lawn has bedding areas around full of planting of bushes and flowers. There is a pathway through the hedgerow leading to a gardeners garden- with vegetable garden.

Front & Parking
There is block paved drive for parking three car side-by-side with echo drain, electric car charging point.

Garage
With up-and-over-door, electric power and pedestrian door to the rear.

Location
This property is well positioned just North/East of Leamington Spa, close to Telford Infants & Juniors Schools & North Leamington School- Leamington Spa



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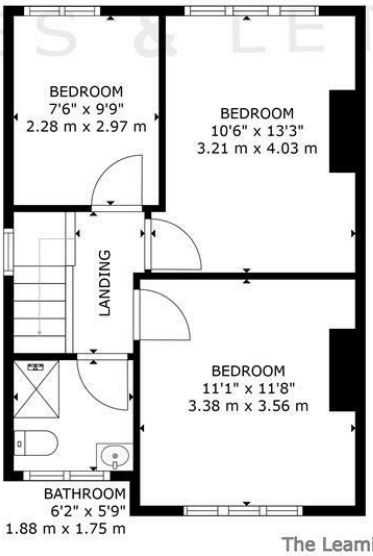
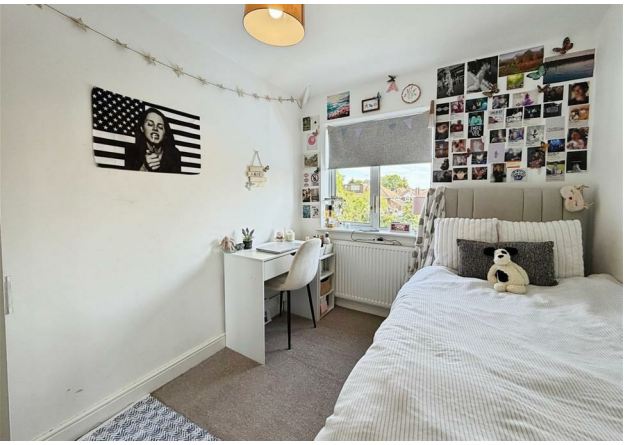
GROSS INTERNAL AREA
FLOOR 1: 739 sq. ft,68 m², FLOOR 2: 433 sq. ft,40 m²
TOTAL : 1,172 sq. ft,108 m²
EXCLUDED AREAS : GARAGE: 127 sq. ft,11 m², PATIO: 401 sq. ft,37 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

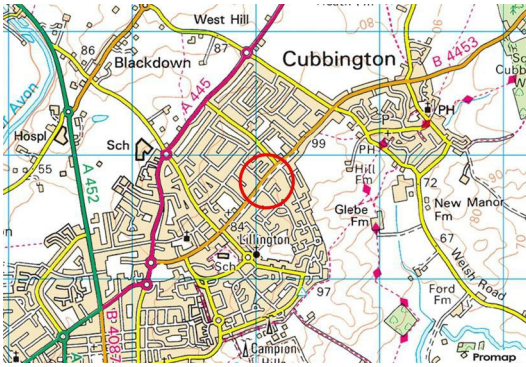


The Leamington Property Expert



also has a range of further state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafés and boutique shops on offer. Also the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

- 1930's Semi Detached
- Living Room/ Bedroom Four
- Family Bathroom
- Family Kitchen Diner
- Large South East Facing Garden
- Beautiful Rear Extension
- Three Upstairs Bedrooms
- Ground Floor Shower/Utility
- Stunning Quartz Kitchen & Centre Island
- Popular North East Leamington



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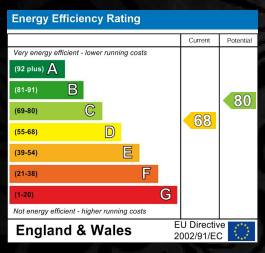
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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