



**Connells**  
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FOR SALE SIGNATURE PROPERTY

**Connells**

Rugby Road  
Cubbington Leamington Spa



## Property Description

Situated in the highly sought after village of Cubbington, North Leamington, this spacious three bedroom end terrace offers well balanced accommodation ideal for families and professionals alike.

The property is entered via a practical entrance hallway providing access to the principle ground floor rooms. To the ground floor there is a convenient downstairs cloakroom, a well proportioned lounge dining room ideal for both relaxing and entertaining, and a spacious kitchen diner offering ample room for family meals and everyday living.

Upstairs, the property features three well proportioned bedrooms along with the family bathroom.

A particular highlight of this home is the pleasant rear aspect, enjoying views over open fields, creating a sense of space and privacy.

Externally, the property benefits from a generous rear garden, ideal for outdoor entertaining and family enjoyment. The garden also features a substantial cabin complete with power and light, offering excellent versatility as a home office, studio, gym or hobby space.

This well located home combines practical living space with a desirable village setting in North Leamington.

## Approach

The property is set back from the road behind the generous lawned garden with a pathway to the front entrance and useful bin store.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and two under stairs storage cupboards, a radiator and doors to the downstairs W/C, lounge/diner and kitchen diner.

## Downstairs W/C

Fitted with a wash hand basin and a low level W/C.

## Lounge Diner

19' 7" x 11' 11" ( 5.97m x 3.63m )

Spacious, light and airy lounge consisting of two radiators, a double glazed window to rear elevation and French doors leading to the garden.

## Kitchen/Diner

11' 9" x 9' ( 3.58m x 2.74m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a radiator and a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the hallway. There is an airing cupboard housing the central heating boiler (installed in November 2025), access to the boarded loft via ladder and doors to all bedrooms and the family bathroom.

### Bedroom One

12' 6" x 11' 2" max ( 3.81m x 3.40m max )

Double bedroom having a radiator and a double glazed window to rear elevation overlooking garden and open field behind.

### Bedroom Two

12' 7" max x 9' 4" ( 3.84m max x 2.84m )

Double bedroom benefitting from a fitted wardrobe, a radiator and a double glazed window to front elevation.

### Bedroom Three

6' 6" x 11' 8" ( 1.98m x 3.56m )

Having a radiator and a double glazed window to rear elevation overlooking open field to the rear.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly panelled walls, a built-in cupboard, a fitted towel rail and a double glazed window to front elevation.

### Outside

### Rear Garden

Generously sized garden being mainly laid to lawn and fence enclosed. Benefitting from a patio area, gated sized access and access to the Cabin.

### Cabin

10' 8" x 15' ( 3.25m x 4.57m )

Having power, light, insulated floor, three double glazed windows to front elevation and access to the store measuring 6'5 x 3'6 with a double glazed window to the rear.

### Parking

On street.









**Ground Floor**



**First Floor**

Total floor area 86.4 m<sup>2</sup> (930 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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