



CUBBINGTON ROAD, LILLINGTON

complete ●●●
SALES & LETTINGS



"A fantastic south-east facing garden - perfect for a growing family to enjoy. The total plot is 0.10 acres (398 sq metres) and most neighbours have added huge rear extensions, double story extensions and loft conversions... this plot lends itself for the same works- subject to planning permissions"



An extended semi-detached with a huge opportunity for further rear, side & loft extension subject to planning permission. This 1930's home comprises; an entrance hall, bay-fronted living room, dining room and an extended breakfast kitchen with a utility area. Upstairs are three bedrooms, a bathroom and a separate WC. There is a large south-east facing garden perfect for an active family. Located north-east of Leamington on a tree-lined street close to Telford School and easy reach of Leamington Spa town centre.



It's in the detail...

Porch

An aluminium double glazed door leads into the small porch, which has an original timber door to the hallway.

Entrance Hall

Fitted with oak flooring, a picture rail, a carpeted staircase leads to the first floor. Original painted doors to the two reception rooms and breakfast kitchen.



Living Room

With aluminium double glazed bay window to the front radiator and feature gas fireplace, picture rail, vinyl tiled flooring and alcove shelving.

Dining Room

With timber effect vinyl tiled flooring, aluminium sliding double glazed doors to the garden. There is a picture rail and a radiator.

Breakfast Kitchen

Extended breakfast kitchen with timber units with dark worktop, single bowl stainless steel sink, four ring gas hob, extractor, fitted oven, display cabinets, fitted dishwasher, under-stairs storage cupboard and tiled splashback. There is uPVC double glazed window and uPVC double glazed French doors to the garden. Utility area with worktop space and plumbing for washing machine and space for an American-style fridge freezer. Door to the garage.



Landing

A carpeted landing, with painted balustrade, loft hatch, painted original doors to the three bedrooms, bathroom and separate toilet. There is a double glazed aluminium window above the stairs.

Bedroom One

A double bedroom which has an aluminium double glazed window overlooking the garden, recessed shelving, picture rail and a radiator.

Bedroom Two

A double bedroom which has an aluminium double glazed bay window overlooking the front, decorative fireplace, picture rail and a radiator.

Bedroom Three

A single bedroom with an aluminium double glazed window to the front and a radiator.

Bathroom

Peace shake bath with curved glass shower screen, mixer tap, and thermostatic main shower over. There is a corner vanity cupboard, large





hand-basin, chrome mixer, chrome towel, radiator, aluminium, double glazed window, cupboard housing the Worcester gas boiler and there is downlighting.

Separate WC

Toilet, a single-glazed window and down-lighting.

Rear Garden

A large southeast-facing garden. predominantly lawn with flanking hedgerows and fencing. There is a patio area and small trees.

Parking

Parking for one car, neighbours have opened the fronts fully to creat more.

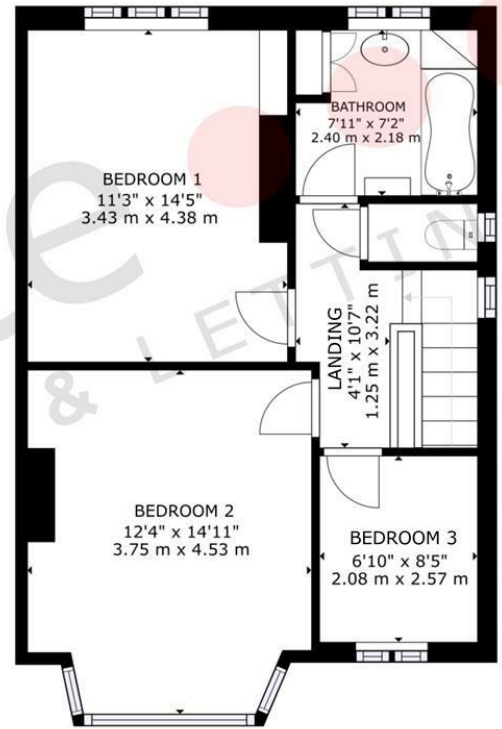
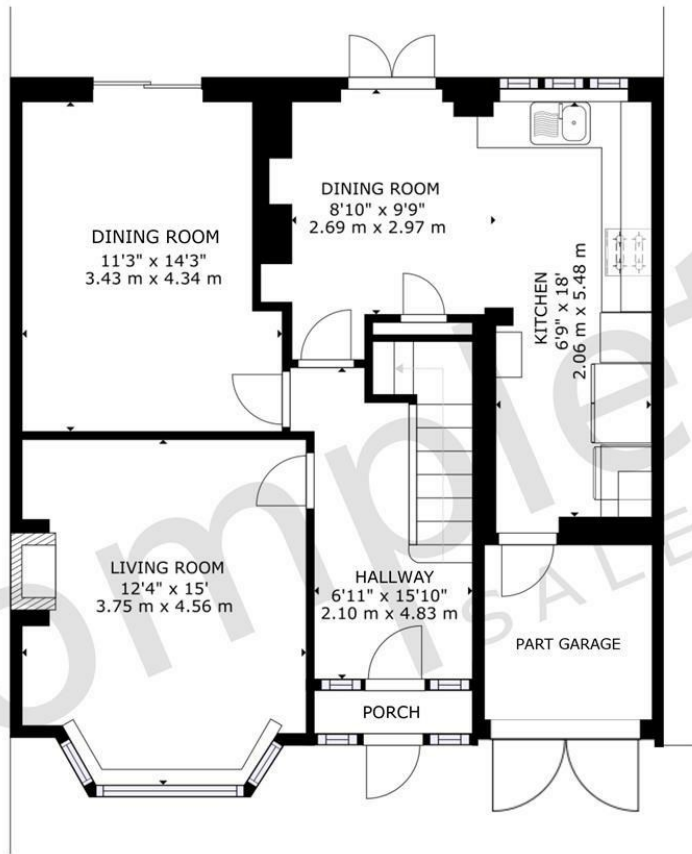
Garage

Part garage remains for bins & storage with timber opening doors. Door to the utility area.

Location

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





GROSS INTERNAL AREA
 FLOOR 1: 708 sq ft, 65.81 m², FLOOR 2: 564 sq ft, 52.39 m²
 EXCLUDED AREAS: PORCH: 557 sq ft, 51.74 m², PATIO: 421 sq ft, 39.15 m²
 TOTAL: 1272 sq ft, 118.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

complete ●●●
 SALES & LETTINGS

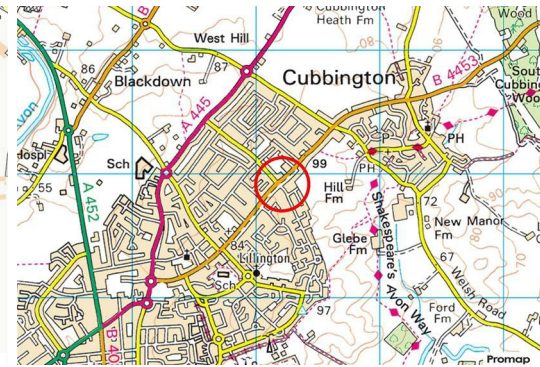


town has a popular array of bars, cafés and boutique shops on offer. Also the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.



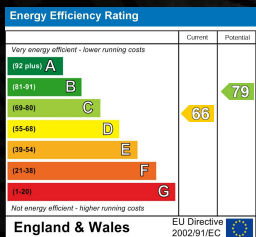


- Extended 1930's Semi Detached
- Bay Fronted Lounge
- Breakfast Kitchen
- Off Road Parking
- South Facing Garden
- Three Bedrooms
- Dining Room
- Part Garage
- Bathroom & Separate WC
- North East Leamington Spa



CUBBINGTON 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