



Connells

Rugby Road
Cubbington Leamington Spa



Property Description

Located in the highly sought-after area of North Leamington Spa, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. Positioned within easy reach of the desirable North Leamington and Telford schools as well as local amenities, this property is perfectly suited to families.

One of the standout features of this home is the stunning open views across fields to the rear, providing a peaceful and picturesque setting.

The ground floor comprises a welcoming entrance hallway, a charming bay-fronted dining room, and a generous lounge ideal for relaxing or entertaining. To the rear, a modern open-plan breakfast kitchen offers a fantastic social space, complemented by a separate utility room and a convenient ground floor shower room.

To the first floor are three well-proportioned bedrooms, including two doubles and a single, along with a contemporary family bathroom.

Occupying the second floor, the impressive principal bedroom benefits from beautiful open views, creating a bright and tranquil retreat, as well as a stylish ensuite shower room.

Externally, the property offers driveway parking to the front, while to the rear is a generous garden, mainly laid to lawn, with the added benefit of direct gated access into the field behind—perfect for enjoying the surrounding countryside.

Offered for sale with no onward chain, this exceptional home presents a rare opportunity in a prime location.

Approach

The property is set back from the road behind the gravelled driveway leading to the front entrance,

Entrance Hallway

With stairs rising to the first floor, an under stairs storage cupboard and doors to store, bay fronted dining room, lounge and breakfast kitchen.

Store

With power and light and a door to the front elevation.

Lounge

Generously sized lounge consisting of a feature fire place, a radiator and double glazed French doors leading to the garden.

Dining Room

Bay-fronted dining room with a radiator.

Breakfast Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an Aeg double eye-level electric oven, Aeg electric hob with Neff cooker hood over, a dishwasher and a full height fridge. Comprising two radiators, double glazed

windows to rear elevations and a skylight and double glazed French doors out to the garden,

Utility Room

Fitted with base units with work surfaces over. Housing the gas central heating boiler and providing space for a washing machine and space for a tumble dryer. With tiled flooring, a radiator, a velux window and a door to the downstairs shower room.

Downstairs Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, corner shower and a low level W/C. Having a velux window.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and doors to bedrooms two, three and four as well as the family bathroom. With stairs rising to the second floor.

Bedroom Two

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a radiator and a double glazed bay window to front elevation.

Bedroom Three

Double bedroom with a fitted wardrobe having sliding mirrored doors, a radiator and a double glazed window to rear elevation with views of fields.

Bedroom Four

With a radiator and a double glazed window to front elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin and vanity unit, bath with mixers taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, a radiator and a double glazed window to rear elevation.

Second Floor

Master Bedroom

Benefitting from storage space into the eaves, a radiator, a velux window to front elevation and a double glazed dormer window to rear having panoramic views.

En-Suite

White three piece suite fitted with a wash hand basin, corner shower cubicle and a low level W/C. Having fully tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Mature and beautifully presented generous garden being mainly laid to lawn and fence enclosed, with a patio area and gated access to the field.

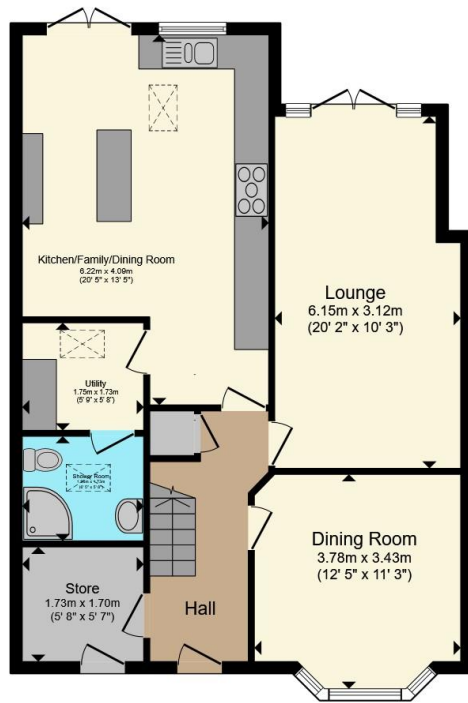
Parking

Driveway parking to the front of the property for two cars.

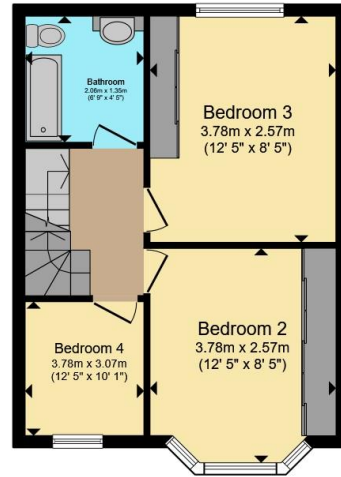








Ground Floor



First Floor



Second Floor

Total floor area 149.2 m² (1,606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax Band: D

Tenure: Freehold

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