



51 Cubbington Road, Leamington Spa, CV32 7AA

Guide Price £700,000

charlesrose.

This well presented detached family home is located in this convenient and popular position of north Leamington Spa falling within the catchment of numerous sought after schools and being located to take full advantage of easy strolling distance into the town centre. Benefitting with no onward the chain and set well back from the road behind its large driveway and garden, the property is available immediately and offers spacious accommodation over two levels. Upon entry, the spacious open plan reception room is vast and links nicely with the well fitted modern kitchen. There is a separate utility off the kitchen together with access into the integral garages. To the rear the inner hallway gives way to a further living room, two double bedrooms, a bathroom and a separate wc. The first floor offers three further double bedrooms and a large modern bathroom. Externally the grounds surround with large driveway and gardens to the front and access both sides to the rear lawned and paved patio private gardens with a fabulous green outlook.

LOCATION

Cubbington Road is a highly sought after position within Leamington Spa being within walking distance to the north of the town centre and also falling within the catchments of a number of regarded local schools. Not only is it close to the town, there are also local amenities close by including supermarkets and other shops and facilities required for ease. The rolling countryside is also close by. The major road networks are not far away allowing easy access to both The A46 and the M40 together with local train station.

ON THE GROUND FLOOR

Entrance Porch 8'3" x 3'8" (2.52m x 1.12m)
Fully glazed with second door into the main living reception room.

Lounge / Dining Room 24'2" x 17'7" (7.37m x 5.38m)
This spacious, bright dual aspect reception room is presented to a lovely standard with an inset flame effect fireplace and built in TV stand. There are arch ways and openings dividing the space up and a door way leads into the dining kitchen.

Dining Kitchen 14'7" x 10'11" (4.45m x 3.35m)
A well equipped modern kitchen with timber effect vinyl flooring which continues through to the utility room. It has been fitted with a large selection of wall and base units with complementary work surfaces and matching kick backs. Integrated appliances include an oven, a microwave, a hob & extractor, a dishwasher and under counter fridge / freezer.

Utility Room 10'9" x 6'6" (3.30m x 2.00m)
This handy utility space has plumbing and spaces for the white good and offers access to both the rear garden and integral garage space.

Inner Hallway 17'9" x 5'10" (5.42m x 1.80m)
The inner hallway leads from the large reception room and offers storage, stairs rising up to the first floor and doors off to all other rooms on this ground level.

Sitting Room 14'1" x 13'3" (4.31m x 4.06m)
Located to the rear of the property offering lots of natural light with the dual aspect on offer, this lovely snug sitting room is the perfect place to snug and relax and also has sliding doors leading out to the garden.

Bedroom / Office 11'11" x 11'11" (3.64m x 3.64m)
A great sized double bedroom to the rear that has been used as a home office with views over the gardens and having fitted wardrobes incorporated.

Bedroom 12'11" x 11'11" (3.94m x 3.64m)
A further great double bedroom with fully fitted wardrobes and lovely green outlook over the rear.

Bathroom 7'10" x 6'6" (2.40m x 1.99m)
An immaculate and modern bathroom suite with tile effect vinyl flooring and tiled walls.

WC 5'8" x 3'5" (1.73m x 1.06m)
A separate modern white suited wc from the bathroom with the same finish having tile effect vinyl flooring and tiled walls.

ON THE FIRST FLOOR

Landing
There is a galleried landing effect created here with views out to the rear and doors leading to all rooms.

Bedroom 12'8" x 12'2" (3.88m x 3.72m)
A good sized double bedroom with large window offering views to the front. There is a full selection of fitted furnishings including drawers, dressing table and wardrobes.

Ensuite 12'2" x 6'3" (3.72m x 1.92m)
A spacious bathroom ensuite with a four piece modern suite including a bath, a separate shower and vanity unit housing the wash hand basin and wc.

Bedroom 10'6" x 8'7" (3.22m x 2.63m)
Located in the middle of the three double bedrooms with views to the front and fitted storage cupboard.

Bedroom 12'9" x 12'8" (3.89m x 3.88m)
A further good sized double bedroom with dual aspect views and fitted storage cupboard.

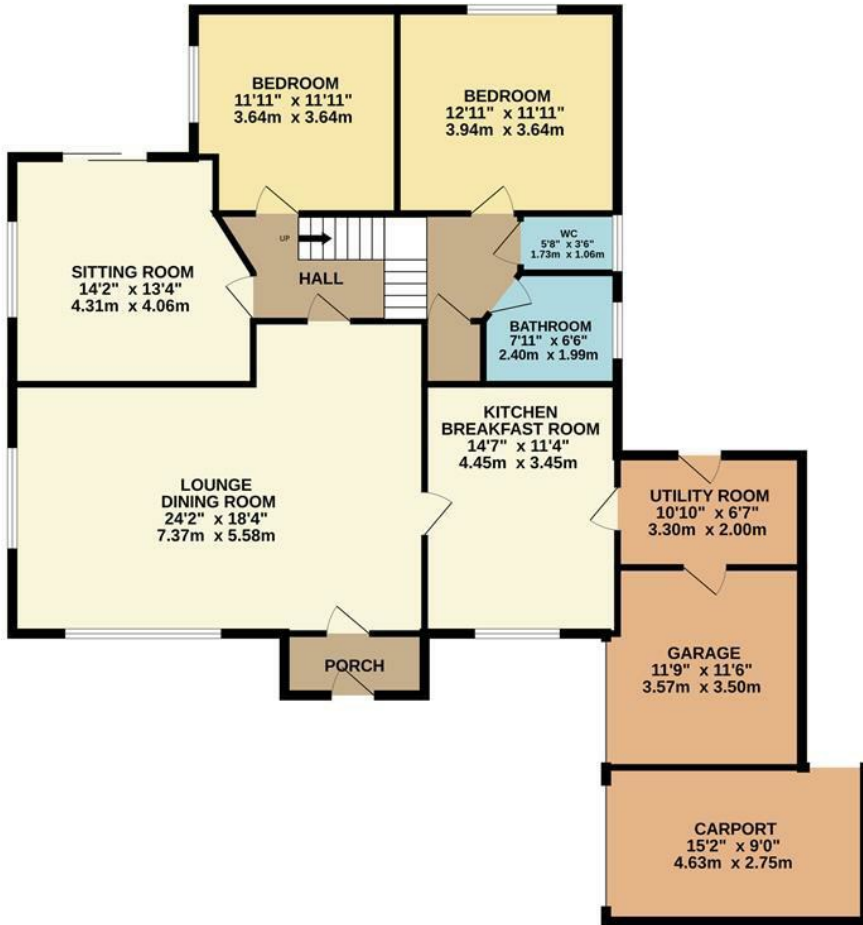
OUTSIDE

Front
Upon you arrival you are greeted with a large sweeping driveway which winds through the front gardens leading to the large drive, main front door and double garage. It is set back from the roadside offering privacy.

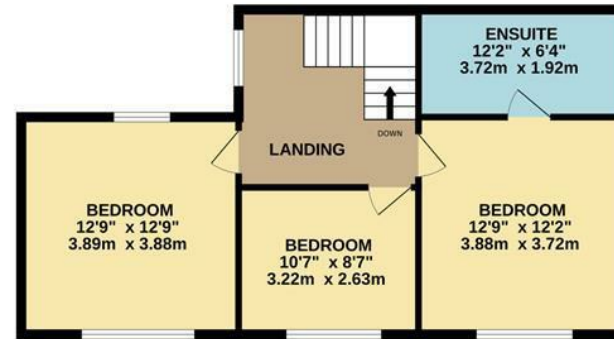
Rear / Side
The gardens surround the property to both sides and the rear. You can gain access either side where there are paved areas, expanses of lawns and a lovely private spot with mature trees to the rear.



GROUND FLOOR
1576 sq.ft. (146.4 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

