



LEDBROOK ROAD, LEAMINGTON SPA, CV32 7LS



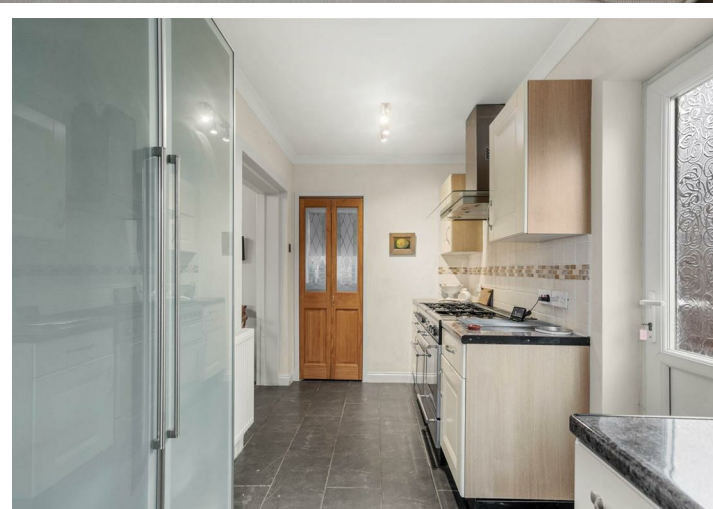
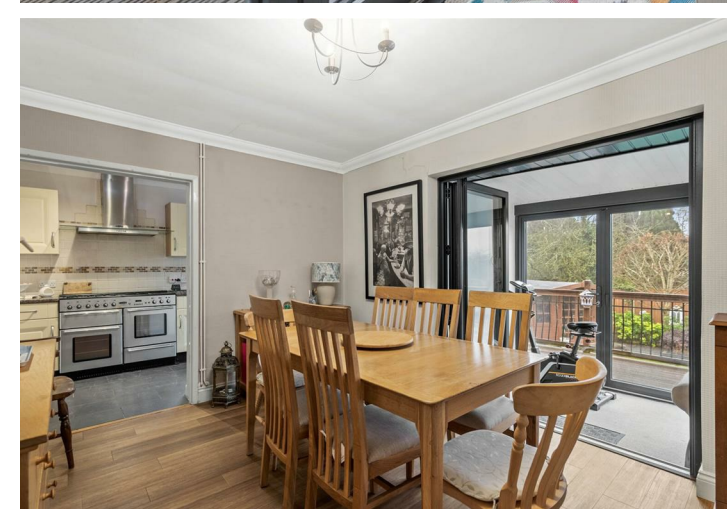
## Property Description

\*\*\* POPULAR VILLAGE LOCATION \*\*\* Located in the popular village of Cubbington, is this superb and generously proportioned bungalow with elevated views over fields.

Located just a short distance from Royal Leamington Spa, Cubbington benefits from good transport links, including regular bus services and easy access to major road networks and nearby rail connections. The village itself is well served with a local shop and post office, popular pubs, two primary schools and an active village hall, all set within attractive green spaces with a strong sense of community and essential amenities close at hand. Cubbington is an attractive option for purchasers seeking village life with excellent access to nearby towns and services.

Positioned close to the heart of the village this property comprises in brief of; porch, wide entrance hall with re engineered wood flooring, living room with feature bay window, two good sized bedrooms, family bathroom with bath, sink W/C and separate double shower. There is a dining room partially open plan to an extended kitchen and pantry. Off the dining room through bifold doors is a sun room providing elevated views over the countryside. The sun room has further bifold doors across its width, that when open, provide access out onto an adjoining decked area with space for table and chairs overlooking the South Facing landscaped garden.

To the front of the property there is off street parking for two vehicles and a single garage. Viewings are strongly advised to appreciate the overall dimensions of this home and its position within the village.





## Key Features

- No Onward Chain
- South Facing Rear Garden
- Garage and Parking
- Two Bedrooms
- Living Room
- Dining Room
- Summer Room
- Kitchen

**Local Authority –**

**Council Tax –** Band D

**Tenure –** Freehold



2



1

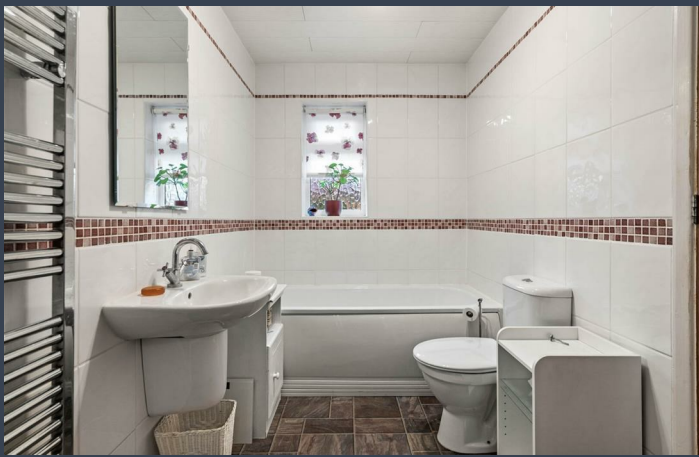


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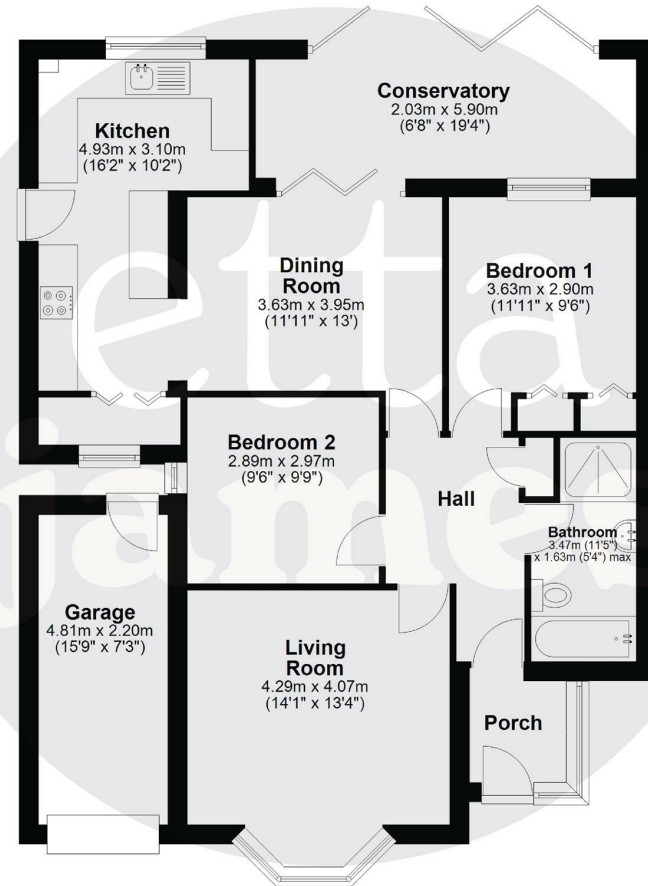
C





### Ground Floor

Approx. 102.2 sq. metres (1100.6 sq. feet)



Total area: approx. 102.2 sq. metres (1100.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



To book a viewing please call 01926 898080 and choose option 1 or email [james@ettajames.co.uk](mailto:james@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.