



Spacious, three bed semi

4 The Grange  
Cubbington  
Leamington Spa  
CV32 7LE

  
**MARGETTS**  
ESTABLISHED 1806

Offers Over £325,000



**4 The Grange**  
**Cubbington**  
**Leamington Spa**  
**CV32 7LE**



**Offers Over £325,000**

Backing onto fields and forming part of a popular residential setting in this sought after village, this spacious, three bedroom semi has a good sized garage, rear conservatory, double glazing and gas central heating and is offered with no upward chain. Considerable interest anticipated.

Recess porch and double glazed front door with matching side window opens into the

**RECEPTION VESTIBULE**

with radiator and cloaks cupboard.

**LOUNGE**

15'4" max x 13'8" max

with double fronted window, radiator, wiring for three wall lights, fire setting with gas coal effect fire, hearth and surround.

**DINING ROOM**

14'2" max x 9'11"

with double panel radiator, under stairs storage area, double glazed window and doors to the

**CONSERVATORY**

9'1" max x 8'9" max

with laminate flooring and electric panel heater.

**KITCHEN**

10'0" x 8'7"

with roll edge work surfacing incorporating a single drainer sink and mixer tap and a Bosch four ring electric hob with electric oven under, base units, eyelevel wall cupboards and double glazed window.

Staircase from the reception hall to the first floor landing with obscured double glazed window to the side and access to the roof space. Airing cupboard with slatted wood shelving and Pottertons gas fire combination boiler.

**BEDROOM ONE - FRONT**

13'5" x 10'5" including wardrobe

with double glazed window to the front, radiator and the measurements include a comprehensive range of fitted wardrobes.

**BEDROOM TWO - REAR**

11'5" x 9'6" max

with radiator and double glazed window affording open views and door opening to wardrobe with hanging rail and shelf.

**BEDROOM THREE - FRONT**

9'5" inc. bulkhead x 7'11" inc. bulkhead

with double window, radiator and the measurements include a cupboard fitted over the bulkhead.

**BATHROOM now SHOWER ROOM**

with fully tiled shower cubicle with adjustable shower, low-level WC, wash handbasin with mixer tap and vanity unit, full height tiling on all walls, obscured double glazed window, and heated towel rail.

**OUTSIDE**

**TO THE FRONT OF THE PROPERTY**

there is a neat fore garden and block paved drive providing parking and giving access to the

**LONG GARAGE**

27'10" x 7'9"

with electric lights and personal door to the rear of the property.



#### THE REAR GARDEN

enjoys a delightful aspect and has a shaped lawn with perimeter borders, paved patio and greenhouse.

#### GENERAL INFORMATION

We believe the property to be freehold.  
We believe all main services are connected.







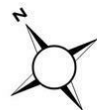
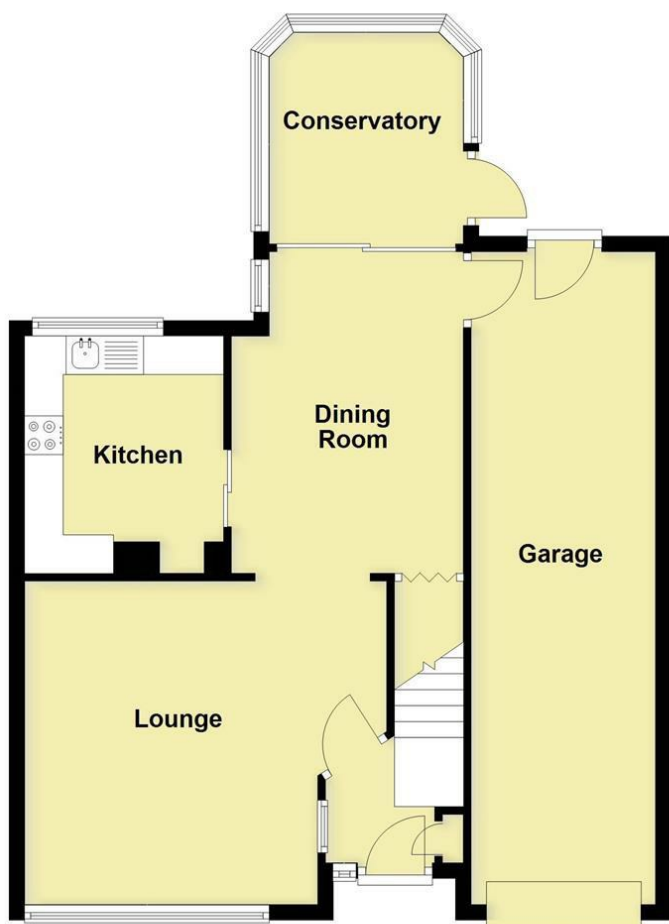


**4 The Grange, Cubbington, Leamington Spa, CV32 7LE**



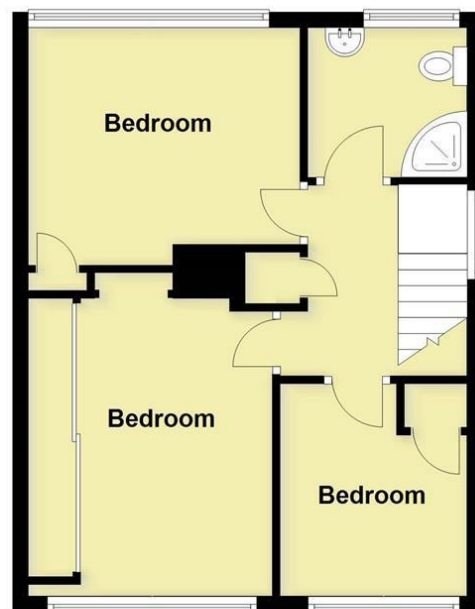
## Ground Floor

Approx. 71.3 sq. metres (767.3 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 113.0 sq. metres (1215.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

  
**MARGETTS**  
ESTABLISHED 1806