



218 Cubbington Road

Leamington Spa CV32 7AY

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Exceeding the Standard





# 218 Cubbington Road

## Leamington Spa

A delightful bay fronted 1930's extended detached family home with a lovely, good sized rear garden. The property is positioned in this popular north Leamington location and is set back off the Cubbington Road.

With an abundance of character features included stained glass windows and picture rails the accommodation comprises :- Entrance hall, dining room with bay window, spacious extended living room with patio doors leading to the rear garden, breakfast kitchen with integrated appliances, utility room and cloakroom/w.c.

To the first floor there are three bedrooms and a refitted four piece family bathroom. Outside there is a block paved driveway for two cars leading directly to the side garage and to the rear a fabulous large well stocked garden with great decked area.







# Dimensions

Entrance hall

Dining room 15'7" into bay x 11'2" (4.76 into bay x 3.42)

Living room 21'8" x 11'2" (6.62 x 3.42)

Cloakroom/w.c

Breakfast kitchen 17'10" x 7'6" (5.44 x 2.30)

Utlity room 8'6" max x 6'9" (2.60 max x 2.08)

Bedroom one 14'3" to wardrobes x 11'3" (4.35 to wardrobes x 3.44)

Bedroom two 14'2" x 12'3" (4.34 x 3.75)

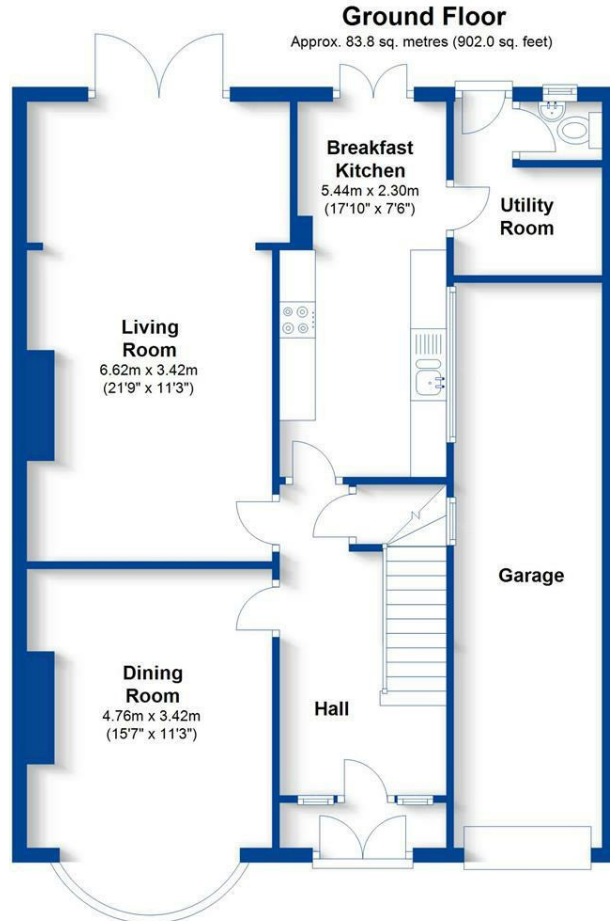
Bedroom three 8'9" x 7'8" (2.69 x 2.35)

Family bathroom

Garage 14'0" x 6'11" (4.29 x 2.13)

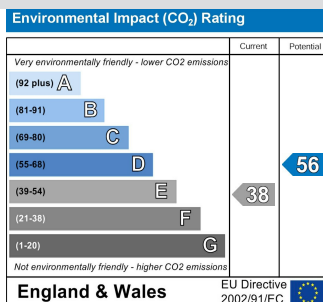
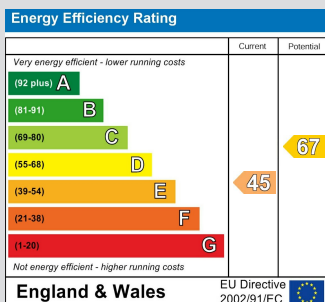
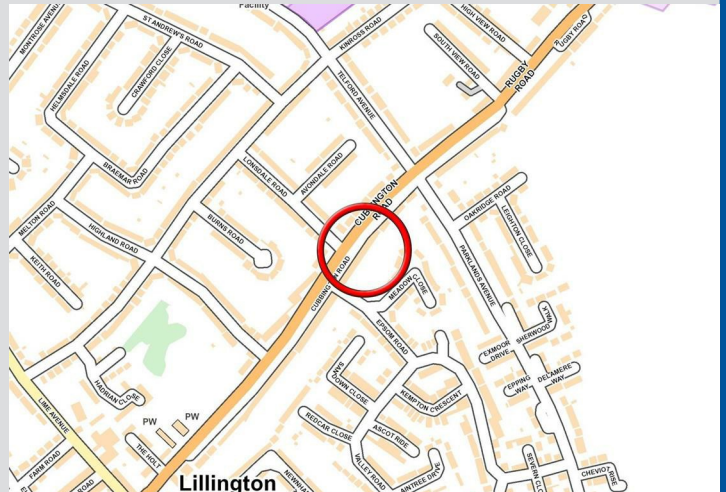






Total area: approx. 132.8 sq. metres (1429.6 sq. feet)

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



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