

BELVOIR!

Offers Over £385,000



59 Kenilworth Road

Cubbington, Leamington Spa CV32 7TW

****Open Day 18th of May, from 11am to 1pm. Viewing by appointment only****

Belvoir Leamington Spa are excited to present this spacious four bedroom semi-detached property to the market. Requiring modernisation, the property has been extended into the eaves to offer an additional bedroom space as well as remaining to offer a wealth of extension potential to both the rear and side. Located on a popular residential road in North Leamington, the property overlooks countryside and offers parking for up to four cars on a block paved driveway.

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ACCOMMODATION

The driveway leads to;
 Entrance Vestibule: with aluminium double glazing and core matting, this leads to the front door which in turn opens into;
 Entrance Hallway: a good-sized space to welcome you into the property, there are stairs leading to the first floor, a large storage cupboard and doors leading to;
 Kitchen: whilst in need of modernisation, this is spacious area which is fitted with a range of pine wall and floor units, finished with composite work surfaces and integrated appliances such as stainless-steel sink, electric oven, microwave and four burner gas hob. There is also ample room for under counter appliances such as dishwasher and fridge-freezer as well as access to another large walk in storage cupboard.

Dining Room: a surprisingly large second reception room, this space enjoys patio doors onto the garden. This space opens into the;

Living Room: accessed via an archway from the dining room, this space is also surprisingly spacious and flooded with light from the large windows to the front. The space benefits from a focal fireplace as well as a television point.

Utility Room: leading on from the kitchen, this is an ideal space for white goods and offers further storage as well as access to both the front and rear of the property.

The First Floor landing is accessed via the stairs that lead from the entrance hallway and has further stairs leading to the second floor as well as doors leading to:

Bedroom 3: a roomy double bedroom, this room is positioned toward the front of the property and enjoys views over open countryside.

Bedroom 2: a second large double bedroom, this room is positioned toward the rear of the property and enjoys views over the rear garden.

Bedroom 1: a very large principal bedroom, this room is flooded with light and enjoys views of the front of the property and the countryside beyond.

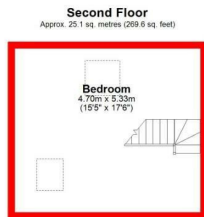
Family Bathroom: again, in need of some modernisation, this is a large space currently configured to include a storage cupboard, bath with shower over and hand wash basin.

First Floor W.C.: fitted with a low level w.c. and hand basin.

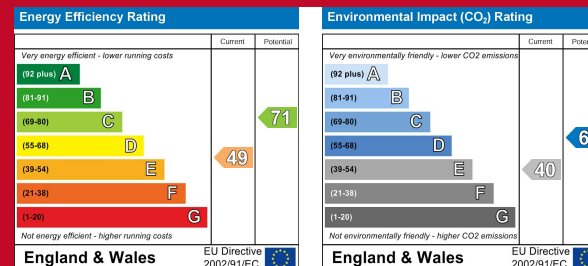
Bedroom 4: situated in the eave, this room is a large double and benefits from apexed ceiling, plenty of fitted storage units and Velux windows to both the front and rear aspects.

Garage: the garage is accessed via an up and over steel door.

Rear Garden: the property benefits from an extensive rear garden which is mainly



Total area: approx. 161.6 sq. metres (1739.6 sq. feet)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.