



Ladycroft, Leamington Spa
£375,000













Nestled in the charming village of Cubbington, this delightful three-bedroom semi-detached dormer bungalow offers a perfect blend of comfort and convenience. Situated in a peaceful and serene cul-de-sac, this property is ideal for those seeking a tranquil lifestyle while remaining close to essential amenities.

The bungalow boasts a spacious layout, providing ample room for family living. With no onward chain, you can move in swiftly and start enjoying your new home without delay. The property features generous driveway space, ensuring that parking is never a concern, along with a garage for additional storage or vehicle accommodation.

The garden is a lovely addition, providing a quaint outdoor space perfect for relaxation or entertaining guests. The location is particularly advantageous, as it is within easy reach of local shops, pubs, and restaurants, making it convenient for everyday needs and social outings. Furthermore, the area is well-regarded for its good school catchments, making it an excellent choice for families.

This bungalow presents a wonderful opportunity to secure a home in a sought-after area, combining the benefits of village life with accessibility to urban amenities. Don't miss the chance to make this charming property your own.

Front

The property is approached via a well-maintained front garden, attractively bordered by established plants and shrubs, with a lengthy driveway providing ample off-road parking for multiple vehicles.

Entrance

There are two possible entrance points, one into the main hallway and one into the kitchen. The hallway gives access to all ground floor rooms and the stairs leading up to the dormer.

Breakfast Kitchen

18'4" x 8'6"

Having double glazed windows over looking the garden to the rear as well as one to the side aspect. Door leading to the driveway.

Open Plan Living/Dining

29'4" x 12'7"

Open plan living and dining space, with double glazed patio doors leading out onto the garden area.

Bathroom

6'4" x 5'4"

A double glazed window to the side aspect, built in storage cupboard, WC, bath with shower attachment, radiator and a light point.

Bedroom One

13'6" x 13'5"

Based in the dormer - initial landing area which has storage in the eaves and a window facing the front aspect. The double bedroom has a further double glazed window to the rear.

Bedroom Two

12'0" x 10'11"

Facing the front elevation, light point and radiator.

Bedroom Three

11'11" x 11'0"

Facing the front elevation, light point and a radiator.

Garden

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

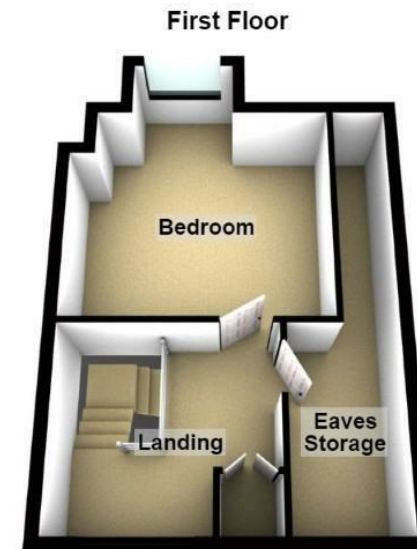
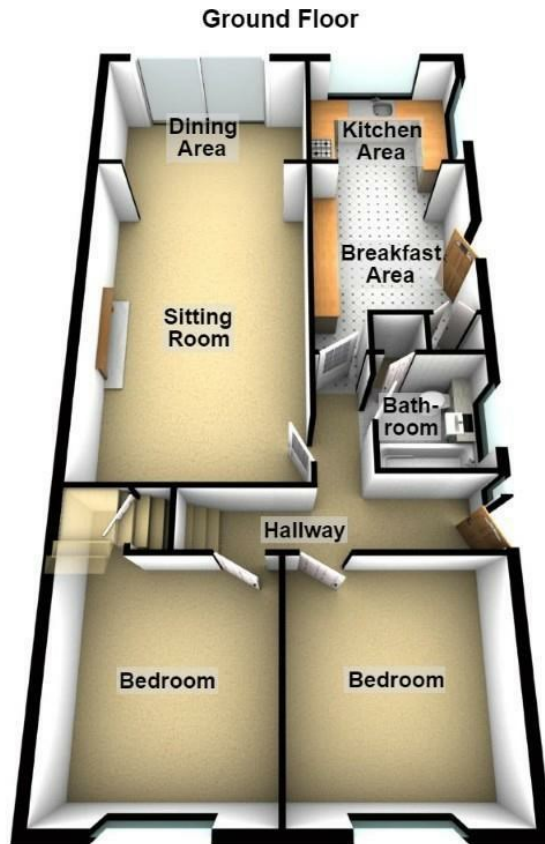
The Council Tax Band is D.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



Total area: approx. 126.7 sq. metres (1363.3 sq. feet)

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