



**Crabb  
Curtis**

**126 Leicester Lane,  
Cublington | CV32 7HH**

**Offers in excess of: £650,000**



#### Leicester Lane, Cubbington

A beautiful and spacious family home occupying an enviable plot of 0.22 acres and offering fantastic scope for extension and modernisation. Situated on this delightful residential street and benefitting from countryside views to the front with interior accommodation comprising entrance hall, guest W.C, kitchen and utility/lean to, large L shaped living and dining room and further home office. To the first floor are four double bedrooms and a generous family shower room. Outside the property boasts driveway parking for 5 cars and an integral garage with side access. To the rear this property the large South East facing lawned rear garden with paved dining terrace. Internal viewing is recommended to appreciate the size and potential this incredible home has to offer.

#### Approach

Accessed from Leicester Lane via a block paved driveway leading up to the double glazed front door which opens into the entrance hall.

#### Hall

A spacious entrance hall having stairs rising to the first floor landing and providing access to the L shaped living/dining room, kitchen and guest W.C.

#### Guest W.C

A white suite with low level W.C and wall mounted wash hand basin, with tiling to splash back areas and obscured and double glazed, side facing window.

#### Kitchen

Comprising a range of wood fronted wall and base mounted units with contrasting wood effect work surfaces over and an inset sink and drainer, with integrated electric oven, gas hob and overhead extractor. The kitchen also benefits from front and side facing double glazed windows and an access door leading into the lean to utility area.



#### Utility/Lean To

Accessed from the kitchen is the lean to utility which provides space for tumble dryer and fridge freezer with windows to two sides and a front facing glazed door opening into the enclosed side courtyard.

#### L shaped Living and Dining Room

The incredibly spacious L shape reception room provides outstanding accommodation for both living and dining furniture and has a feature fireplace with built in display shelving, and having two large double glazed windows overlooking the beautiful lawned rear garden with a further sliding patio door opening out on to the paved dining terrace. In addition, there is a door opening into the home office.

#### Home Office

Accessed from the dining portion of the living/dining room is the adaptable home office with rear and side facing double glazed windows offering views out to the rear garden.

#### To The First Floor

The first floor landing has stairs rising from the entrance hall and gives way to all bedrooms and the family shower room with loft access hatch, built in airing storage cupboard and obscured and double glazed window to the side elevation.

#### Bedroom One

A generous double bedroom with large double glazed window to the rear elevation offering lovely views over the rear garden and featuring two double fronted built in storage wardrobe.

### Bedroom Two

Another double bedroom also having fantastic views to the rear garden.

### Family Shower Room

Featuring a white suite comprising a built in shower cubicle with sliding glass screen, low level W.C and countertop mounted wash hand basin and having a side facing and obscured, double glazed window.

### Bedroom Three

A spacious double bedroom with large front facing double glazed window offering fantastic views over the neighbouring countryside.

### Bedroom Four

The final bedroom is another double, but currently being used as a single room, with a front facing double glazed window overlooking the neighbouring farmland.

### Outside

#### To The Front

To the front of the property situated behind a mature hedgerow is a spacious block paved driveway enabling off road parking for up to 5 cars, this leads up to an integral garage. Situated to the left hand side of the property is a path leading to a useful timber storage shed benefitting from access to both the front and rear elevations. To the right hand side of the property is a lockable timber gate opening into an enclosed courtyard enabling access into the lean to and offering the ideal spot for a garden shed or bike store from hear a paved pathway leads to the rear garden.

### Garage

Accessed from the driveway is the integral garage benefitting from both power and lighting and having a further pedestrian door opening onto the side footpath.

### To The Rear

To the rear of the property and benefitting from direct access from the living room is the beautifully rear garden. Having a Southeast facing aspect and being mainly laid to lawn with mature hedgerow and fence borders, a large paved rear dining terrace and having a useful timber storage shed located to the rear of the garden.

### Agents Notes

The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

### Council Tax

The vendor has informed us that the property is located within Warwick District Council and is Band F.

### Tenure

The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

### Fixtures and Fittings

Only those items expressly mentioned in the sales particulars will be included in the sales price.

### Services

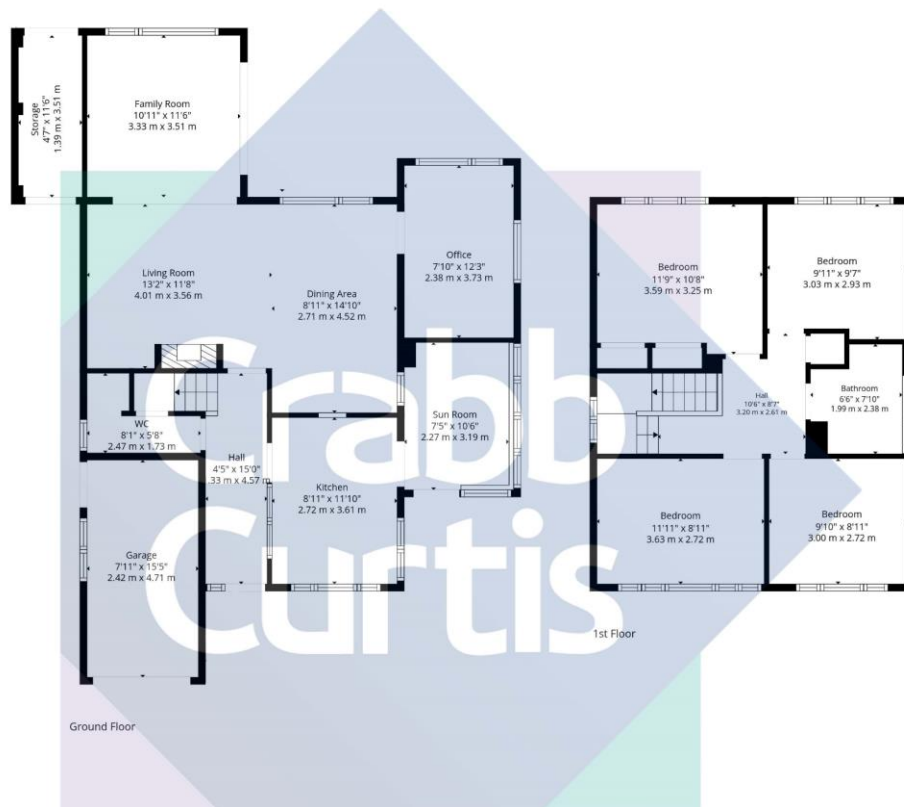
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral fees

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.





**Total: 1438 sq. Ft, 133 m2**  
 Ground Floor: 842 sq. Ft, 78 M2, 1st Floor: 596 sq. Ft, 55 m2  
 Excluded Areas: Garage: 122 sq. Ft, 11 M2, Storage: 52 sq. Ft, 5 M2, Porch: 29 sq. Ft, 3 M2,  
 Patio: 399 sq. Ft, 37 M2, Walls: 144 sq. Ft, 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Viewings:

Viewing by appointment through Crabb Curtis

### Office opening times:

Monday – Friday 9.00am – 5.30pm  
 Saturdays 9.00am – 3.00pm

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### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.