



## Bubbenhall Road

Baginton, CV8 3BB

£409,950

- Two Bedroom Semi Detached Rural Cottage
- Porch And Hall
- Living Room And Dining Conservatory
- Breakfast Kitchen







## THE PROPERTY

A delightful two bedroom semi detached cottage dating back to the early 1900s in a village location with rural field views surrounding the house, close to road infrastructure and a short drive to Kenilworth, Leamington Spa and Coventry city centre. This attractive cottage comprises: entrance hall, living room with feature wood burning stove, breakfast kitchen, utility/boot room, cloakroom w.c, boiler room and dining conservatory. To the first floor there are two double bedrooms with lovely rural views as well as a four piece white bathroom suite with separate shower cubicle. Outside there are attractive gardens to three side with patios, lawn and driveway parking as well as a parking bay for three cars. This pretty cottage has oil fired central heating, with viewing essential for this idyllic, peaceful setting.

## FRONT

To the front of the property is a gravelled driveway with parking spaces for four cars with additional lawn/garden next to the gravelled parking bay.

## APPROACH

Over a gravelled driveway to a block paved pathway to an open storm porch with outside lantern with external post box, hardwood panelled door into the

## RECEPTION HALL

With ceramic tiling to floor, meter cupboard, stairs rising to the first floor, radiator, stripped pine panelled door into the

## LOUNGE

16' 4" x 11' 10" (5.00m x 3.63m) With multi paned glazed window, ceiling light, radiator, feature wood burning stove recessed into the chimney breast with raised tiled hearth, t.v point and french doors into the

## CONSERVATORY

10' 7" x 9' 9" (3.23m x 2.99m) With surrounding full height double glazed windows with a pitched polycarbonate roof and french doors onto the patio, door to the

## L SHAPED UTILITY AREA

With ceramic tiling to floor, wood block work surfaces with space and plumbing for washing machine and dishwasher with space for upright fridge freezer, radiator, door to side entrance, door to the

## CLOAKROOM

6' 2" x 4' 5" (1.90m x 1.35m) With a low level w.c with victorian style high level cistern, vanity sink unit with cupboard below, ceramic tiling to floor, glazed window to side, radiator.

## BOILER ROOM

With a floor mounted oil fired Worcester Bosch boiler servicing the hot water and central heating, range of shelving, power and light connected.

## UTILITY/BOOT ROOM

5' 10" x 6' 8" (1.80m x 2.04m) With opaque glazed window to side, ceramic tiling to floor, radiator.

## KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a range of matching cream shaker style base and wall units with wood block effect rounded edge work surfaces with one and a half bowl white ceramic sink with chrome mixer tap, ceramic tiling to splash back, brick inglenook providing space for range style cooker, space for breakfast/dining table, multi paned window to side.

## FIRST FLOOR LANDING

With access to insulated and part boarded loft space with retractable ladder, power and light, glazed window to front, door to

## DOUBLE BEDROOM ONE

13' 5" x 11' 11" (4.09m x 3.65m) With multi paned windows to the rear and side with lovely views over fields, ceiling light, radiator, built in eaves wardrobe with hanging rail.

## DOUBLE BEDROOM TWO

8' 0" x 11' 10" (2.44m x 3.63m) With multi paned window with views across open fields, feature original cast iron fireplace, ceiling light, radiator.

## BATHROOM

8' 0" x 8' 6" (2.46m x 2.61m) With a four piece white suite with low level w.c, vanity wash hand basin with cupboard below, walk in shower cubicle with Mira sport electric shower, freestanding roll top bath, ceramic tiling to floor and walls, LED down lighters, multi paned window to front, heated chrome towel rail, original cast iron fireplace.

## OUTSIDE

The property benefits from garden and driveway to three sides, with rear patio and block paved pathway with views across open countryside with oil tank and timber storage shed leading to

## SIDE GARDEN

With veranda with timber framed and polycarbonate roof with raised block paved patio with railway sleeper edging, timber shed, vegetable plot and pergola walkway to a lawned area with feature pond enclosed by picket fencing with gate and block paved driveway/path accessible for extra parking.

## FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.





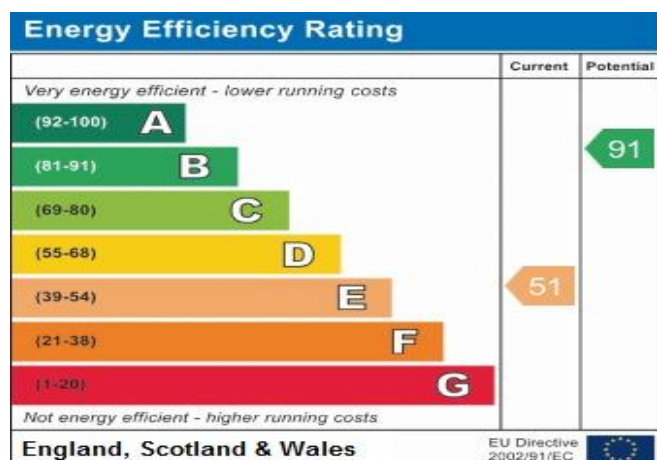








Total area: approx. 97.7 sq. metres



#### COUNCIL TAX BAND

Tax band D

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warwick District Council

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19 The Square  
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CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements