



## NORMANDY FIELDS WAY

KILSBY

£305,000  
FREEHOLD

This immaculately presented three bed semi-detached home is located in a quiet cul-de-sac in the popular village of Kilsby. The property offers easy commuting into Rugby and Daventry with easy access to the A5 and M1, with local rail links into London and Birmingham.

## NORMANDY FIELDS WAY

- Three bedrooms
- Kitchen/diner
- Off road parking for two vehicles
- Downstairs w/c
- Great road links nearby
- Immaculately presented
- Perfect first time buy
- Quiet cul-de-sac



This immaculately presented three bed semi-detached home is located in a quiet cul-de-sac in the popular village of Kilsby. The property offers easy commuting into Rugby and Daventry with easy access to the A5 and M1, with local rail links into London and Birmingham.

Upon entering the house, you are welcomed into the entrance hallway with a spacious downstairs w/c and leads into the main living accommodation.

The lounge is located to the rear of the home and is of a generous size and is complete with French doors that lead into the garden. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

To the front of the property, you will find the modern, open plan kitchen/dining area. The kitchen is fitted with a range of wall and base units, complete with LPG gas hob, electric oven and integrated fridge freezer. There is space and plumbing for a freestanding dishwasher with an understairs cupboard that houses the washing machine.

This lovely room is flooded with natural light and provides a bright and airy space.

The first-floor accommodation comprises of the main bedroom and two further double bedrooms.

The main bedroom is a good-sized double and is located at the rear of the home. This wonderful room is immaculately presented in keeping with the rest of the home.

Bedroom two is another generously sized double room to the front of the property. With bedroom three being located at the rear of the property with views over the rear garden.

The family bathroom is of a good size and is a fully tiled suite and is fitted with a modern shower over bath, w/c and hand basin.

Leading outside this lovely home is blessed with a low maintenance rear garden that offers a great space for alfresco dining and entertaining guests. The garden is laid mainly to lawn with a patio area.

This family home further benefits from gas central heating, double glazing throughout and off-road parking for two vehicles.

Tenure: Freehold

Local Authority: Daventry Council

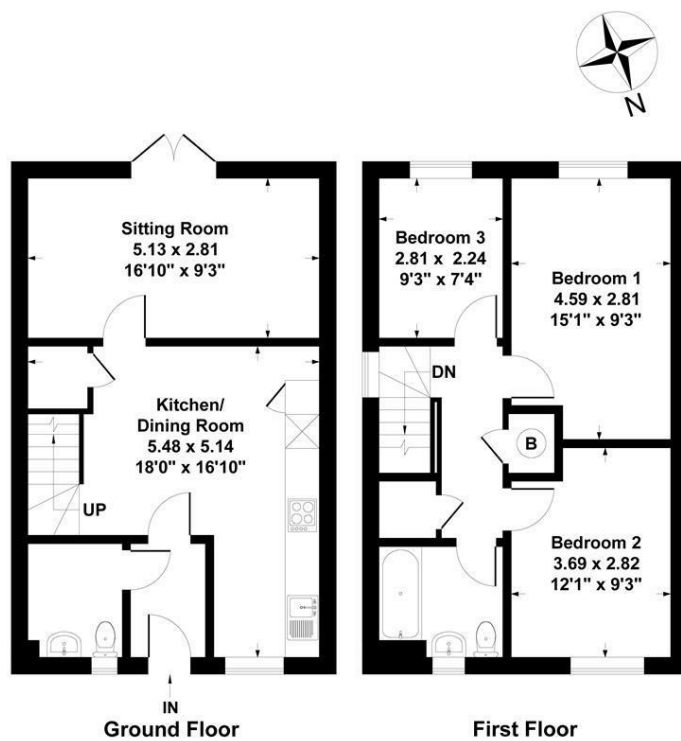
Council Tax Band: C

EPC: B

Maintenance Charge TBC

# NORMANDY FIELDS WAY





**Ground Floor Approx Area = 43.38 sq m / 467 sq ft**  
**First Floor Approx Area = 43.38 sq m / 467 sq ft**  
**Total Area = 86.76 sq m / 934 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Head Office Sales  
 76 Coventry Street  
 Southam  
 CV47 0EA

01926 81 82 88  
 support@insidehomeslimited.co.uk  
 www.insidehomeslimited.co.uk