

**11 Fishers Close  
Kilsby  
RUGBY  
CV23 8XH**

**Guide Price £325,000**



- **THREE BEDROOM**
- **REFITTED KITCHEN**
- **VILLAGE LOCATION**
- **SUN ROOM**

- **DETACHED**
- **DETACHED DOUBLE GARAGE**
- **30FT LOUNGE/DINING ROOM**
- **ENERGY EFFICIENCY RATING TBC**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Horts Estate Agents are delighted to offer this extremely well presented, three bedroom, extended, detached property in the highly popular village of Kilsby. The property has been through a series of refurbishments to include, new kitchen, new flooring, new internal oak doors, refitted shower room, refitted ensuite, fully insulated sun room, and a newly created utility room. In brief, the accommodation comprises; entrance porch, entrance hallway, lounge/dining room, kitchen/breakfast room, utility room, sunroom, shower room and separate toilet to the ground floor. To the first floor there are three bedrooms, the master having its own ensuite. The property further benefits from Upvc double glazing, full fibre broadband and recently fitted oil fired central heating boiler with new radiators throughout. Externally, there is off road parking to the front, a rebuilt detached double garage with remotely operated doors and a private low maintenance rear garden. Early internal inspection is highly recommended.

The village of Kilsby is situated approximately five miles from Rugby and Daventry just on the Warwickshire and Northamptonshire borders. The village has two public houses, a convenience store, a preschool and a well regarded primary school. There are excellent road networks surrounding the area which offer access to the A5, A14, A361 as well as the extensive motorway network. A frequent rail service is available from Rugby station providing highspeed services into London and Birmingham.

### **Accommodation Comprises**

Entry via opaque part glazed composite front entrance door into:

#### **Entrance Lobby**

Radiator. Recessed spotlights. Door to:

#### **Cloakroom / WC**

With low level w.c. and wash hand basin with vanity cupboard. Fully tiled walls. Sure Stop water cut off point. Opaque window to side elevation.

#### **Ground Floor Shower Room**

With suite to comprise; quadrant shower enclosure with electric shower, pedestal wash hand basin. Ceramic tile floor. Tiled walls. Heated towel rail. Electric shaver point. Opaque window to side elevation.

#### **Inner Hall**

Stairs rising to first floor. Under stairs storage cupboard. Connecting part glazed oak doors through to:

#### **Lounge / Dining Room**

30'3" x 11'5" (9.23m x 3.50m)

Window to front aspect. Two windows to side aspect. Sliding patio doors opening to sun room. Two radiators. ornamental fireplace. Television point.

#### **Kitchen**

13'5" x 9'0" (4.11m x 2.76m)

Refitted with a range of base and eye level units with laminate work surfaces incorporating a stainless steel sink and drainer unit with mixer tap over. Double oven. Integrated microwave. Induction hob with extractor canopy over. Cupboard housing recently fitted central heating boiler. Recessed spotlights. Window to side. Window to rear. Door to:

### **Utility Area**

With wall mounted cupboards and work surface space, Space and plumbing for a washing machine. Space for a tumble dryer. Space for an upright fridge/freezer. Recessed spotlights. Window to rear aspect. Upvc part glazed door to rear. Door to:

### **Sun Room**

13'1" x 9'4" (4.01m x 2.85m)

With windows to rear and side aspects. Wall mounted vertical radiator. Recessed spotlights.

### **First Floor Landing**

Opaque window to side aspect. Recessed spotlights. Storage cupboard.

### **Bedroom One**

10'5" x 9'11" (3.19m x 3.03m)

Window to rear aspect. built in wardrobes. Radiator. Door to:

### **Ensuite Shower Room**

With suite to comprise; quadrant shower cubicle with mixer shower, pedestal wash hand basin and low level w.c. Heated towel rail. Tiled walls. Electric shaver point.

### **Bedroom Two**

10'4" x 10'2" (3.16m x 3.10m)

Window to front aspect. Built in Wardrobes. Area with wash hand basin and w.c. with concealed cistern.

### **Bedroom Three**

9'0" x 7'5" (2.75m x 2.28m)

Window to side. Radiator. Built in wardrobes.

### **Front Garden**

Block paved providing off road parking for two cars. Dwarf hedge rows. Areas laid to slate.

### **Side Garden**

Area laid to lawn. External electric points. Pathway.

### **Double Garage**

Rebuilt garage. Electric remote operated Up and over style doors. Windows to side. Electrical sockets. Window to rear. Personal door.

### **Rear Garden**

A low maintenance paved garden. Outside water point. Metal storage shed. Timber panel fencing to boundaries.

### **Agents Note**

Local Authority: Daventry

Council Tax Band: D

Energy Efficiency Rating: TBC







GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



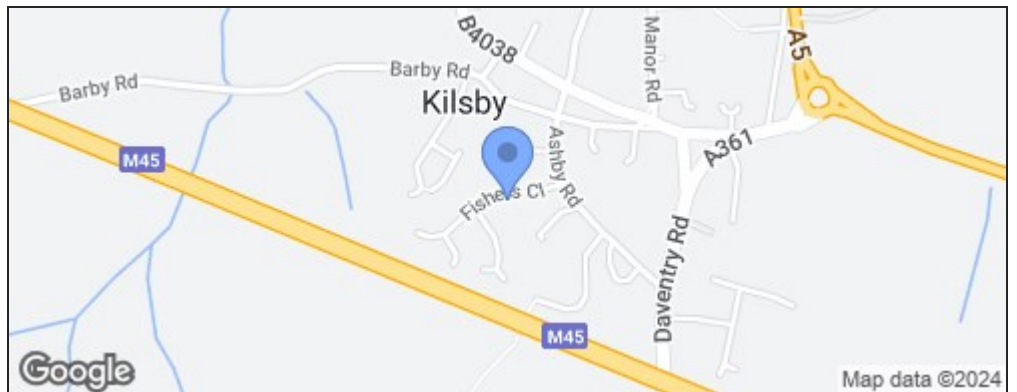
1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.