



Scan me to get a **detailed property report & valuation** on your house!



Barby Road, Kilsby  
Offers in the region of £370,000

**complete** ●●●  
ESTATE AGENTS

# Barby Road, Kilsby, Rugby

Presenting a delightful 3/4 bedroom detached chalet bungalow for sale, situated in Kilsby. This property offers an appealing blend of comfort and convenience, perfect for families or individuals seeking a peaceful retreat. The bungalow is in good condition throughout. The property boasts a welcoming reception room, offering a perfect space to entertain guests or spend a cozy evening with the family. The room is spacious, providing a comfortable setting to relax and unwind after a long day. Moreover, the bungalow features a fully-equipped kitchen, offering ample space for meal preparation and dining. Whether you love to cook or prefer quick, simple meals, this kitchen can cater to your needs. Add to this, the property includes four bedrooms, providing plenty of room for a growing family or guests. Each bedroom is well-sized, offering a peaceful space to rest and rejuvenate. The property also features two well-appointed bathrooms, adding to the convenience factor. These bathrooms provide a private space for each family member, reducing morning rush and offering ease of use. A very versatile home. Call 01788 550800 to book a viewing

## **Porch 5'0" x 3'4" (1.53 x 1.03)**

Entered via glazed door.

## **Hall 15'7" x 9'6" max (4.75 x 2.90 max)**

Cloaks cupboard. Radiator. Stairs to first floor. Doors to

## **Lounge 15'5" x 14'1" (4.71 x 4.31)**

Radiator. Window and doors to rear garden. Doors to kitchen.

## **Kitchen 12'1" x 11'6" (3.69 x 3.51)**

An array of base cupboards and drawers with eye level units above. Sink unit. Plumbing for an automatic washing machine. Plumbing for a dishwasher. Space for a slot in electric cooker. Tall larder units. Centre island. Tiled splash areas.

## **Bathroom 6'0" x 6'11" (1.84 x 2.13)**

Low flush wc. Wash hand basin. Panelled bath with shower over. Tiled splash areas. Window to side.

## **Bedroom One 13'1" x 10'0" (4.01 x 3.06)**

Radiator. Window to front.



### **Dressing Room 10'7" x 6'10" (3.24 x 2.10 )**

Radiator. Window to front.

### **En Suite 9'5" x 3'10" (2.89 x 1.17)**

Low flush wc. Wash hand basin. Fully glazed shower screen with fitted shower and tiled splash areas. Window to rear.

### **Dining Room / Bedroom Four 11'8" x 12'5" (3.56 x 3.81)**

Radiator. Window to front.

### **First Floor**

Storage cupboard

### **Bedroom Two 14'7" x 11'11" (4.45 x 3.65)**

Eaves storage. Radiator. Window to front.

### **Bedroom Three 12'1" x 9'9" (3.69 x 2.98 )**

Eaves storage. Radiator. Window to side.

### **Garage**

Entered via up and over door. Power and light connected. Door to rear.

### **Rear Garden**

The garden is laid mainly to lawn with well stocked maturing shrub borders. Pavior path leading a second patio area. Fully enclosed by panel fencing. Concrete sectional garden shed.

### **Front Garden**

Driveway with off road parking for two vehicles. Timber picket fence retaining the lawn and shrub borders.

### **Kilsby History**

Kilsby's name comes from Anglo-Saxon cildes + old Norse býr, literally meaning "child's dwelling", but "child" here probably means "young nobleman" Its church, St Faith's, may originally have been the daughter chapel of the neighbouring parish of Barby. The parish's eastern side is bounded by the old route of the Roman Watling Street, and the village itself is sited on the crossing of two former mediaeval drove-routes. One of the earliest armed confrontations of the English Civil War took place at Kilsby in August 1642: The Royalist Captain Sir John Smith led a group of soldiers to disarm the villagers, after the news was heard that they were Parliamentarian supporters. The villagers put up resistance, and in the ensuing fight, several villagers were killed. Kilsby gives its name to the Kilsby Tunnel; a railway tunnel on the West Coast Main Line. The construction of the tunnel between 1835 and 1838 caused considerable disruption to the village, as more than 1,200 navvies lived in a shanty town on the edge of the village, using 200 horses and thirteen steam engines to construct it. The navvies were known for their heavy drinking in the local inns, and on one occasion, troops from the nearby Weedon barracks were called in to quell a riot.[4] The tunnel measures 1 mile 666 yards (2,216 m).

The village has grown moderately since the 1960s, with a mix of new

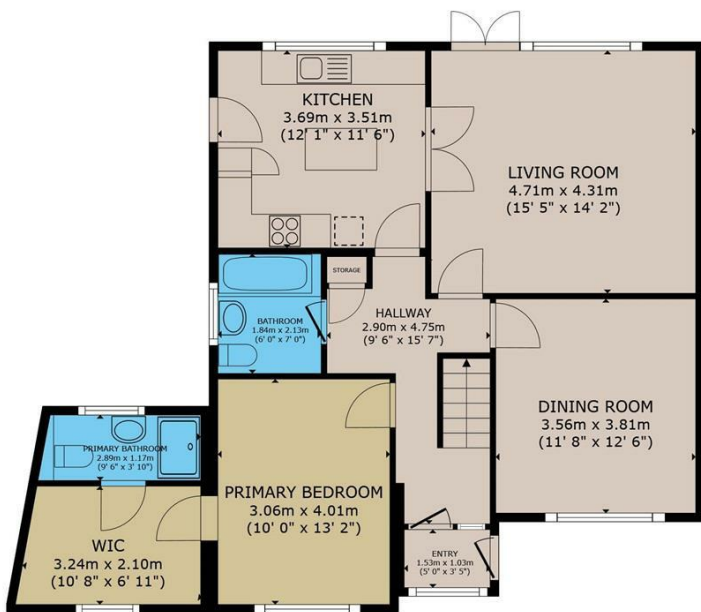


housing developments and a degree of in-filling. It retains a historic core of attractive buildings including some fine examples of Northamptonshire rubble stone construction, and a number of thatched properties. A Conservation area was designated in the village in 2018, and many of the village's more attractive properties are listed for their historic interest. Landmarks and amenities

St Faith's Church, Kilsby

The Village also has a volunteer-run, community-owned shop in the car park of the Red Lion pub. This warm community spirit is also evident in a number of thriving community groups, including Womans Institute, Brownies, Girl Guides, as well as a good neighbour community support scheme born out of the 2020 COVID-19 lockdown and the Kilsby Kronicle village newspaper.

The two 1830s ventilation shafts of the Kilsby Tunnel designed by Robert Stephenson are topped with circular crenelated turrets. These structures, visible from the A5 road, are listed buildings



GROSS INTERNAL AREA  
 FLOOR 1 188.3 m<sup>2</sup> (950 sq.ft.) FLOOR 2 33.4 m<sup>2</sup> (360 sq.ft.)  
 TOTAL : 121.7 m<sup>2</sup> (1,310 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
 T: 01788 550 800  
 sales@complete247.co.uk  
 www.complete247.co.uk

**complete** ●●●  
 ESTATE AGENTS