



4 Spring Close, Kilsby, Rugby, Warwickshire, CV23 8YZ

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV23 8YZ

Guide Price: £410,000

A well presented detached house located in the sought after village of Kilsby and situated within a quiet cul-de-sac. The property boasts four spacious bedrooms, with two reception rooms, a good size kitchen/breakfast room with built-in appliances and a utility room. There is off-road parking and a single garage.

Features

- Four bedroom detached home
- Situated in a quiet cul-de-sac
- Sought after village location
- Master bedroom with an en-suite shower room
- Fitted kitchen and utility room
- Downstairs cloakroom
- Separate dining room and sitting room
- Integrated single garage, currently being used as a gym
- Private rear garden
- Off-road parking
- Gas central heating and UPVC double glazing



Location

Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire and Northamptonshire borders. The village itself has two public houses, a pre-school and primary school, and a recreational field with children's play area. Further schooling is available nearby in Rugby, including Lawrence Sheriff School for Boys and Rugby High School for Girls and good independent schools at Bilton Grange, Princethorpe College and world famous Rugby School, all within a short drive. There is an active social scene within the village with a number of organised community events. There are excellent road networks surrounding Kilsby giving immediate access to the A5, A14, A361 as well as the extensive motorway network. There is also a frequent rail service from Rugby station providing a high-speed service into London Euston in less than 50 minutes.

Ground Floor

From under a covered storm canopy the property opens into a welcoming entrance hall, with solid oak wooden flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, which includes a downstairs cloakroom and a

utility room, which houses the Glow- Worm gas boiler and is fitted with a range of kitchen units, with space and plumbing for a washing machine and tumble drier. The kitchen/breakfast room is located to the rear of the property and is particularly light and airy, with dual aspect windows and a part glazed door leading to the outside. The kitchen is fitted with a range of solid oak base and eye level units, with complementary work surface over. There is a full height integrated fridge/freezer and a range style cooker with extractor hood above, along with space for white goods. A door provides access into the dining room which has a continuation of the wooden flooring from the hall and French doors, with glazed panels either side, which provide views over and access to the garden. From here, a door leads to the garage and glazed double doors open into the sitting room (which can also be accessed from the entrance hall), with wooden flooring flowing through from the dining room and a



large window to the front which floods the room with natural light. The focal point to the room is a feature fireplace with a gas fire inset.

First Floor

The first floor landing has doors leading to four generously sized bedrooms and the family bathroom. The spacious master bedroom is located to the front aspect and benefits from its own en-suite shower room, comprising of a corner shower enclosure, wash hand basing with vanity unit beneath, WC and a chrome heated towel rail. There are attractive deco patterned floor tiles and metro style tiling to the walls. Bedroom two is also located to the front aspect, whilst bedrooms three and four are located to the rear, enjoying views over the garden and countryside beyond. The family bathroom is fitted with a white suite which includes a panelled bath with shower over, WC, chrome heated towel rails and a wash hand basin with vanity

cupboards under. There is stylish contemporary wall tiling to the walls and wood effect tiling to the floor.

Outside

To the front is a fore garden laid to lawn with an area of mature planting. A paved area with steps down lead to the front door. To the side of the property is a tarmac driveway which provides off-road parking in front of the single garage (which is currently being used as a gym), to the side of which is gated access to the rear. The rear garden is fully enclosed and laid to lawn with mature planted borders which includes herbaceous plants, flowers and small trees. A block paved patio directly to the rear of the house provides an ideal seating, dining and entertaining space, ideal for BBQ's. An attractive wooden shed provides space for garden storage.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

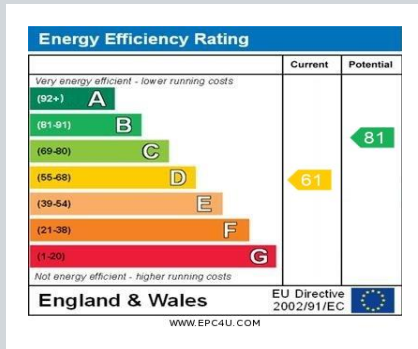
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

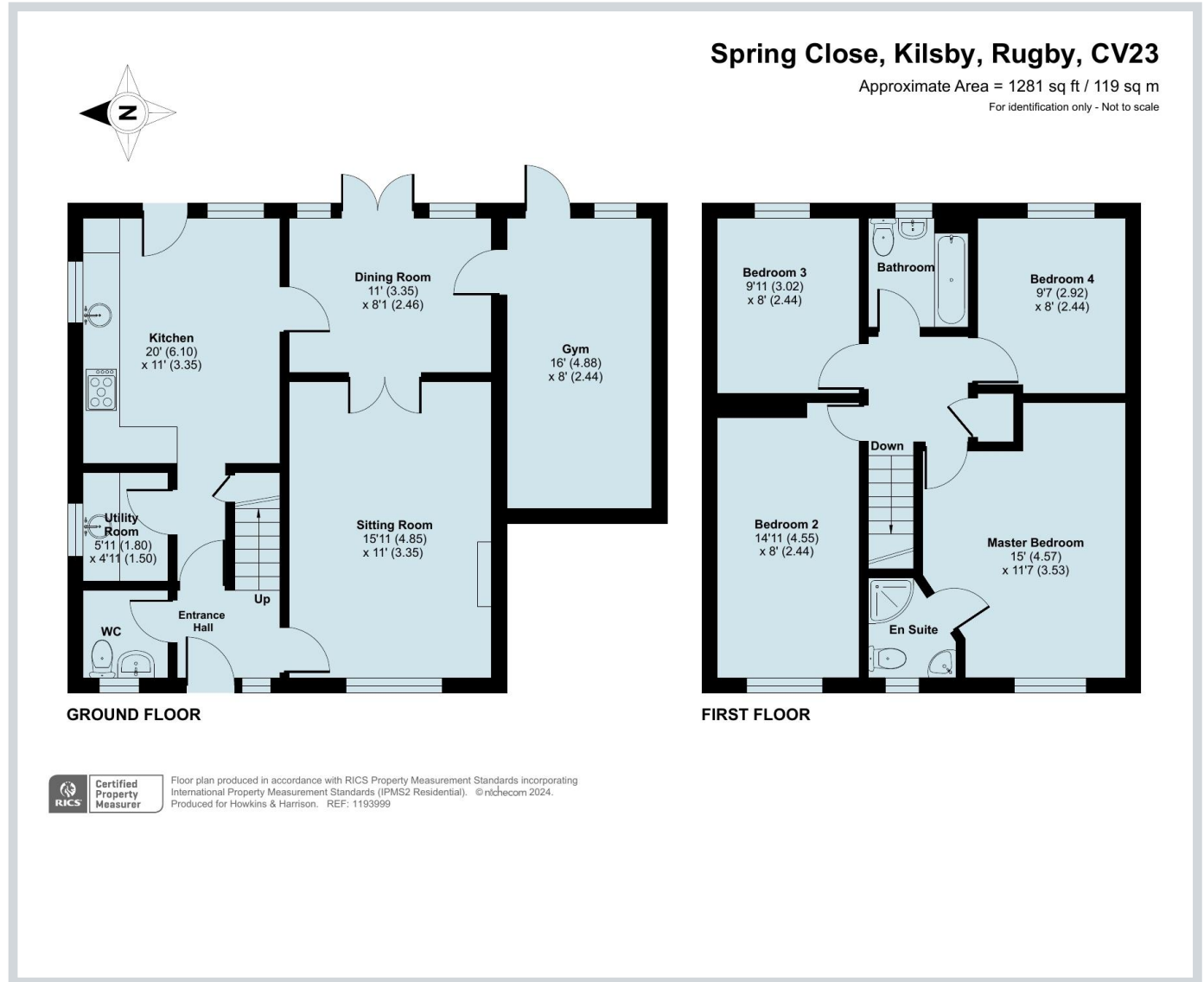
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – E.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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