



8 Independent Street, Kilsby, Rugby, Warwickshire, CV23 8XL

HOWKINS &
HARRISON

8 Independent Street, Kilsby,
Rugby, Warwickshire,
CV23 8XL

Guide Price: £350,000

A two bedroom detached bungalow with single garage and parking for numerous vehicles. Located in the popular village of Kilsby this property has a wonderful mature rear garden and brick built workshop.

Features

- Popular Village location
- Conservatory
- Two bedrooms
- Parquet flooring to hall and sitting room
- Block paved drive with parking for several vehicles
- Single garage
- Workshop
- Mature rear gardens
- Electric heaters
- Energy Rating- E



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

Enter into the hall which is fitted with attractive parquet wooden flooring. Doors lead to useful storage cupboard, airing cupboard and the ground floor accommodation. The sitting room is also fitted with parquet flooring along with coving and a ceiling rose with a half bay window overlooking the front aspect. A French door provides access to the rear garden and the focal point of the room is a brick built fireplace with coal effect fire inset. The kitchen/breakfast room is fitted with deco vinyl floor tiles and a variety of oak effect wall and base kitchen cabinets including leaded display cabinets and drawers with work surface over. Appliances include a dishwasher, double oven and fridge/freezer. A picture window provides light to the kitchen and a door leads through to a spacious conservatory fitted with vinyl tiled flooring and ceiling fan. Doors provide access to the rear garden and to a cloakroom/utility room with washing machine and tumble drier, WC and wall mounted wash hand basin. There are two double bedrooms both of which benefit from fitted wardrobes and a shower room which is fully tiled and fitted with vinyl flooring, chrome and glass shower enclosure and a white vanity unit across one wall with wash hand basin inset and WC with wall mounted flush.

Outside

To the front of the property is a substantial block paved drive which provides parking for numerous vehicles in front of a single garage. There are planted borders with established shrubs and trees including hydrangea, roses and pretty Acers. A side gate provides access to the rear garden which is mainly laid to lawn with established borders planted with numerous shrubs and trees and from which the green house and brick built workshop can be accessed.

Viewing

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

Fixtures and Fittings

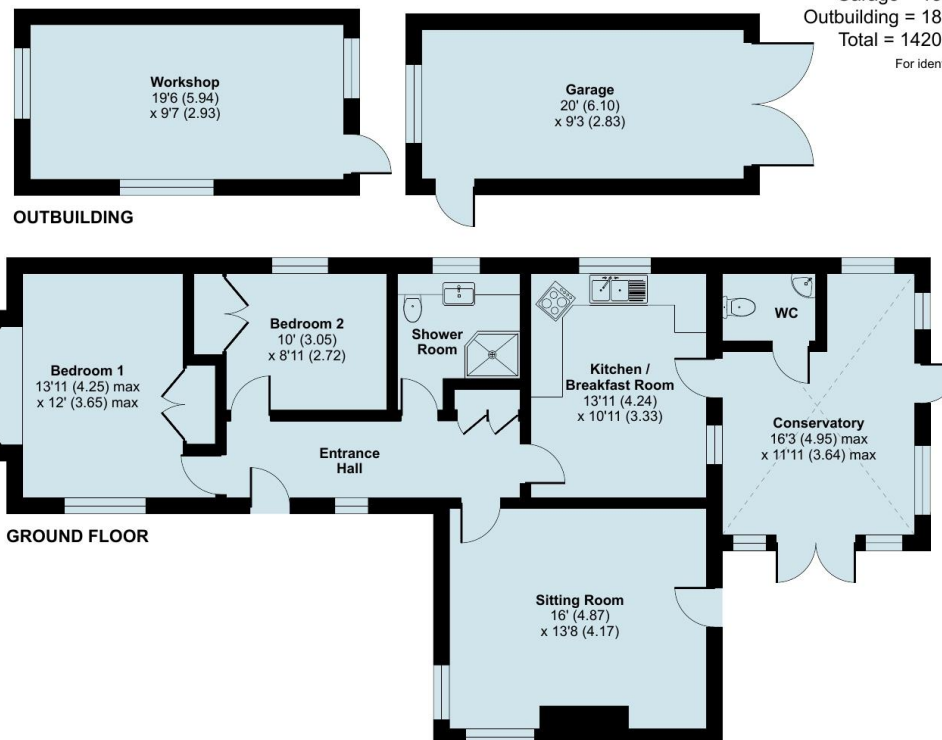
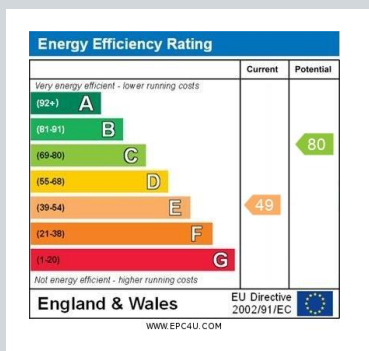
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

West Northamptonshire Council - Tel:0300-126700.
Council Tax Band – C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1289520

Independent Street, Rugby, CV23

Approximate Area = 1047 sq ft / 97.2 sq m

Garage = 186 sq ft / 17.3 sq m

Outbuilding = 187 sq ft / 17.4 sq m

Total = 1420 sq ft / 131.9 sq m

For identification only - Not to scale

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



Zoopla
Smarter property search

rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.