



EDWARD KNIGHT
ESTATE AGENTS

19 RECTORY LANE, BARBY, RUGBY, CV23 8TZ

£385,000





LOCATION

Barby village has a friendly community and is well-served with a popular garden centre, public house - The Arnold Arms serving great food and drink, general shop, village hall, children's play area and post office along with a Church and Church of England primary school. The village is located on a hill overlooking valleys and is close to the Oxford canal, approximately 4 miles from Rugby and about 6 miles from Daventry.

BRIEF DESCRIPTION

Edward Knight Estate Agents are delighted to offer for sale this extended three/four bedroom semi-detached home in Barby. This property boasts a beautiful extended open plan kitchen living area. The accommodation includes a modern kitchen and bathroom, lounge, open plan kitchen living area, ground floor bedroom/study and three first floor bedrooms. Viewings for this property are strictly by appointment with Edward Knight Estate Agents.



ENTRANCE PORCH

Double glazed composite door to front aspect. uPVC double glazed opaque window to front and side aspects. Door onto:

HALLWAY

Double glazed opaque door to front aspect. Stairs rising to the first floor. Doors onto further accommodation. Oak engineered flooring.

LOUNGE

12' 5" x 11' 1" (3.78m x 3.38m)

uPVC double glazed window to front aspect. Television and telephone points. Radiator. Double doors onto:

OPEN PLAN KITCHEN DINER LIVING AREA

18' 4" x 24' 0" max (5.59m x 7.32m)

Wall and base units with stone work surfaces over. Sink and drainer unit with a mixer tap. Integrated induction hob with cooker hood above. Integrated double electric oven. Integrated dishwasher. Space for fridge freezer and washing machine. Tiling to splash backs. Radiators. Television point. Double glazed Bi-folding doors to rear aspect. Double glazed Velux windows to rear aspect. uPVC double glazed opaque window to side aspect.

STUDY/GROUND FLOOR BEDROOM

14' 7" x 7' 8" (4.44m x 2.34m)

uPVC double glazed window to front and side aspects. Electric radiator. Cupboard housing central heating boiler. Door onto:

GUEST WC

Low level WC. Wash hand basin. Tiled flooring. uPVC double glazed opaque window to side aspect.

FIRST FLOOR LANDING

uPVC double glazed opaque window to the side



aspect. Loft access. Doors onto bedrooms and bathroom.

BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m)

uPVC double glazed window to front aspect. Radiator.

BEDROOM TWO

9' 2" x 11' 1" (2.79m x 3.38m)

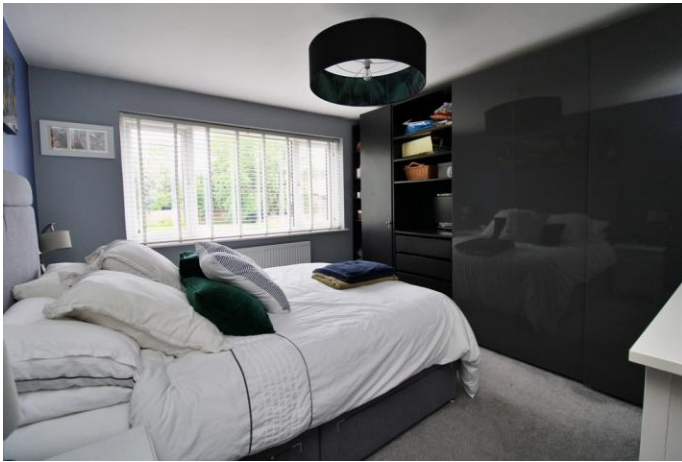
uPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

9' 3" x 12' 5" (2.82m x 3.78m)







uPVC double glazed window to front aspect. Radiator.

BATHROOM

Panelled bath with mixer taps. Sperate shower cubicle with mains powered shower. Wash hand basin vanity unit. Low level WC. Fully tiled walls. Heated towel rail. Extractor fan. uPVC double glazed opaque window to side and rear aspects.

FRONT GARDEN

Block paved driveway with parking for multiple vehicles. Lawned and gravelled areas. Flower beds housing plants, trees and shrubs. Timber fencing to the sides.

REAR GARDEN

Low maintenance garden with artificial lawn. Block paved patio. Timber fencing surrounds. Gated access to the side.

LEAN TO

6' 0" x 21' 4" (1.83m x 6.5m)



Ground Floor

Approx. 68.9 sq. metres (741.9 sq. feet)



Total area: approx. 117.9 sq. metres (1268.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 48.9 sq. metres (526.9 sq. feet)

