



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

HOWKINS &
HARRISON

5 Spring Close, Kilsby,
Rugby, Warwickshire,
CV22 8YZ

Guide Price: £425,000

A delightful four-bedroom detached property, situated in a quiet cul-de-sac within the popular village of Kilsby. The property has been thoughtfully updated and improved by the current owners, boasting an impressive open-plan kitchen/dining room, featuring newly fitted contemporary units and integrated appliances, with further enhancements include a stylish newly fitted bathroom suite. Externally, the property further benefits from ample off-road parking and a single garage, providing additional parking and useful storage space.

Features

- Four bedroom detached home
- Sought after village location
- Newly fitted kitchen with built-in appliances
- Recently created open/plan kitchen/dining room
- New modern family bathroom suite
- Master bedroom with en-suite
- Single garage with a utility area
- Private rear garden
- Off-road parking



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

The ground floor benefits from attractive oak flooring throughout and offers a modern, well designed layout, ideal for contemporary family living. The stylish, open plan kitchen/dining room is fitted with a range of sleek white units and a comprehensive selection of integrated appliances, including a double electric oven, electric hob, extractor hood, dishwasher and wine cooler. A useful door adds access to the side of the property. The kitchen seamlessly connects to the dining area where there is ample space for a dining table and chairs, with double doors opening into the sitting room, which features a fireplace with electric fire and wooden surround, providing a welcoming focal point to the room, while sliding patio doors open directly onto the rear garden, allowing for easy access to the outside space. Further benefits include an integral garage, accessed from the entrance hall, which incorporates a useful utility area with space for a washing machine and tumble dryer. A ground floor cloakroom, fitted with a modern white suite, completes the ground floor accommodation.



First Floor

The first floor boasts four well proportioned double bedrooms, two of which benefit from built-in wardrobes. The master bedroom features a modern white en-suite comprising a shower enclosure, wash hand basin and WC. The contemporary, newly fitted family bathroom is finished with a stylish suite, including a WC, wash hand basin with vanity unit, and a D-shaped bath with shower over and glass shower screen.



Outside

To the front of the property, a tarmac driveway provides off-road parking for two cars, with access to the garage. There is also a lawned area with mature shrubs, together with a further gravelled area offering an additional parking space. To the rear, the property enjoys a private and mature south facing garden, featuring a lawn and patio area, ideal for outdoor seating and dining. A dwarf retaining wall with steps leads up from the patio to the lawn, creating an attractive and practical outdoor space.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

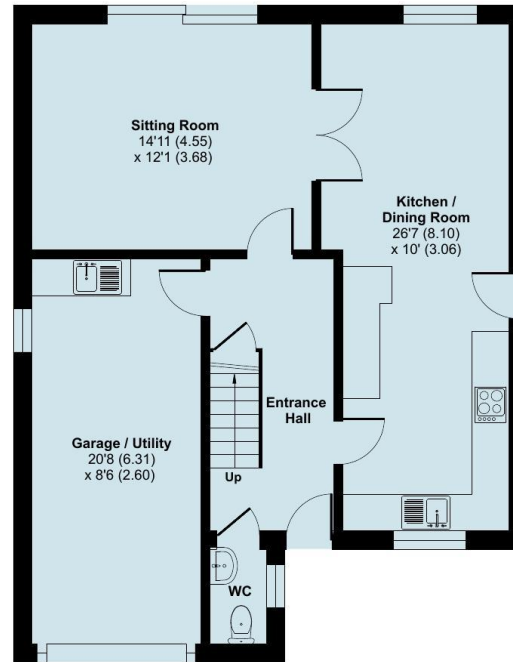
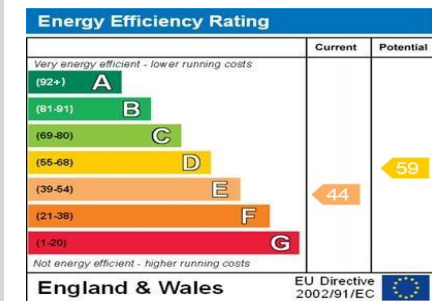
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E.



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1534879

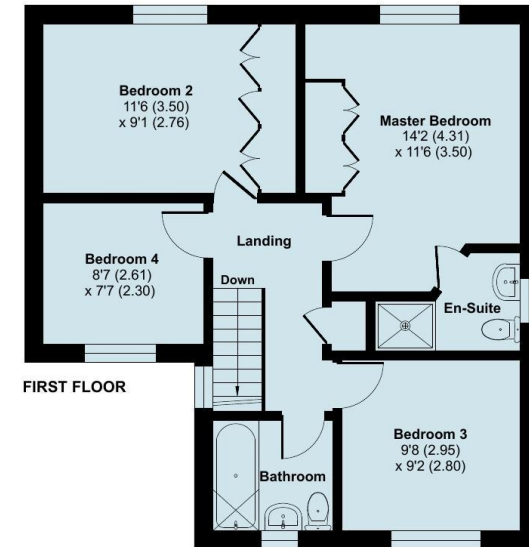
Spring Close, Kilsby, Rugby, CV23

Approximate Area = 1164 sq ft / 108.1 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1349 sq ft / 125.2 sq m

For identification only - Not to scale



FIRST FLOOR

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