



9 Main Road, Kilsby, Rugby, Warwickshire, CV23 8XR

HOWKINS &  
HARRISON



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Warwickshire, CV23 8XR

Guide Price: £495,000

A five bedroom Northamptonshire stone property with three reception rooms in need of some modernisation. Located in the popular Northamptonshire village of Kilsby, the property has off road parking and a garage to the rear.

### Features

- Popular village location
- Three reception rooms
- Lovely family home
- Kitchen and separate utility room
- Large entrance hallway
- Principal bedroom with en-suite and dressing room
- Inglenook fireplace with log burner
- Enclosed rear garden
- Off-road parking
- Single garage



## 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 a spacious entrance hall with wood effect flooring, stairs rising to the first floor and doors leading to the rear garden and ground floor accommodation. The sitting room has further wood effect flooring, a bay window overlooking the front aspect and sliding patio doors providing access to the rear garden, with the focal point of the room being an impressive stone inglenook fireplace with wood burning stove.

The kitchen overlooks the front aspect and also features wood effect flooring. There are a variety of wall and base kitchen cabinets and drawers with work surface over. Double doors lead through to a family room which in turn has further double doors providing access to the dining room, with patio doors to the garden. An integral garage is accessed from the utility room which has space and plumbing for appliances, a useful cupboard ideal for storing coats and shoes and a door providing access to the side elevation. To the rear of the hall a cloakroom is fitted with wood effect flooring, wall hung wash hand basin and WC.







## First Floor

A spacious galleried landing has doors leading to the first floor accommodation. The generously sized principal bedroom features leaded windows overlooking the front aspect, fitted wardrobes to one wall, a dressing room and an en-suite bathroom with wash hand basin over a shaker style vanity unit, shower enclosure and WC.

There are four further bedrooms to the floor and a family bathroom fitted with vinyl flooring, a bath with Victorian style hand held shower and taps over, double pedestal sinks, heated towel ladder, wash hand basin and WC, along with tongue and groove panelling to the side of the bath which complement the panelling to the walls.



## Outside

The property is enclosed by a stone wall to the front with mature planting behind. A wrought iron gate provides access to the property and further wrought iron gates to one side of the property provide access to the gravelled rear drive and single garage, which is accessed from the utility room.

The l-shaped rear garden is mainly laid to lawn with a small patio area, mature hedging and shrubs and close board fencing.







## 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.

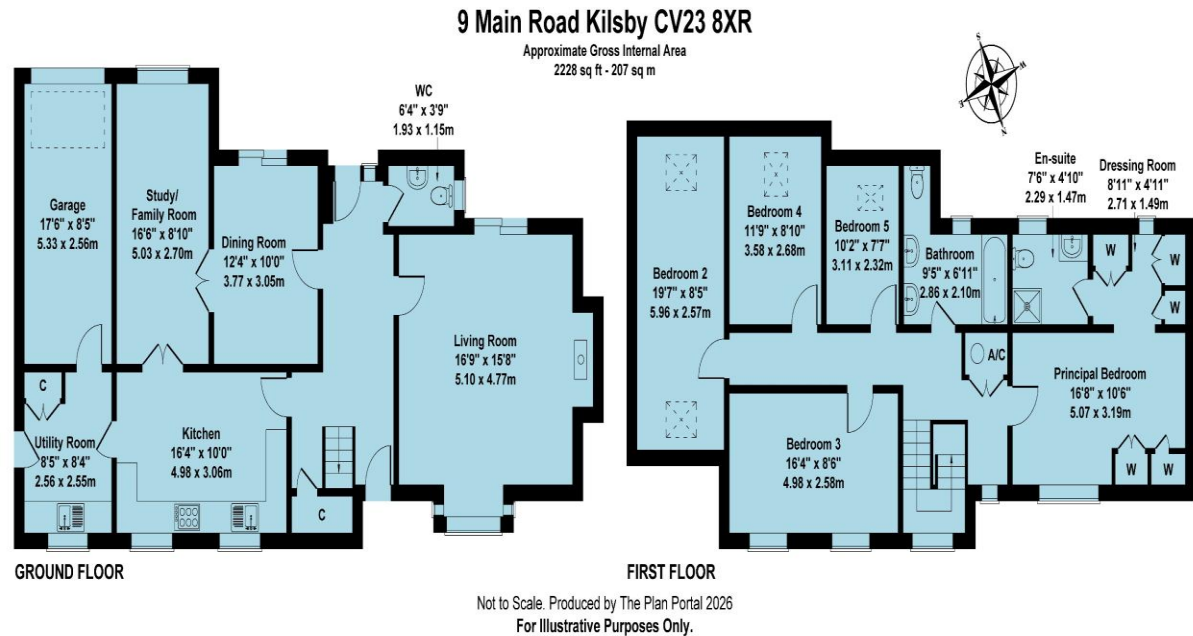
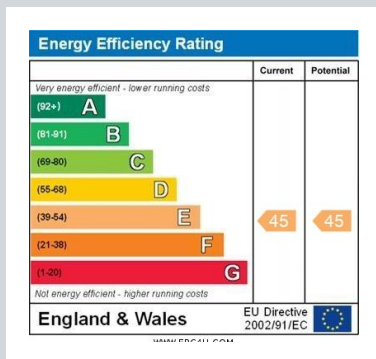
## Services

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

Rugby Borough Council. Tel:01788-533533.

Council Tax Band – F



## Howkins & Harrison

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