



Peter Clarke  
New Homes

18 Barby Road, Kilsby, Rugby, CV23 8XD

Guide Price £435,000

- Village Location
- NO CHAIN
- EV Car Charger
- Countryside Views
- Solar Panels And Air Source Heat Pump
- 10 Year Build Zone Warranty
- Underfloor Heating To Ground Floor
- Off Road Parking For Two Cars
- Private, Enclosed Rear Garden
- Conveniently Situated For Rail And Motorway Network



**A delightful, three double bedroom detached property located on the outskirts of the village with countryside views and off road parking. Walking distance to the primary school and convenient rail and road networks.**

#### KILSBY

Kilsby is a village and civil parish in West Northamptonshire, England. It is situated a short distance south of the border with Warwickshire approximately five miles southeast of Rugby.

#### SPECIFICATION

- \* Kitchen with solid carcases
- \* Handleless and soft close doors and drawers
- \* Quartz worktops and wipe rails
- \* Branded Neff/Siemens appliances
- \* 100% wool carpets throughout first and second floors (where applicable)
- \* Luxury Karndean wood and stone effect flooring to ground floor
- \* Karndean stone effect LVT floor to bathrooms and ensuites
- \* Chrome faceplates to all sockets and switches
- \* Car Charger
- \* Solar Panels
- \* Air Source Heat Pump
- \* Low Energy, pressurised hot water cylinder
- \* Designer panelled doors and secret pocket doors
- \* Underfloor heating to ground floor
- \* Vitra Sanitaryware
- \* Hansgrohe taps and showers
- \* 10 Build Zone warranty

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

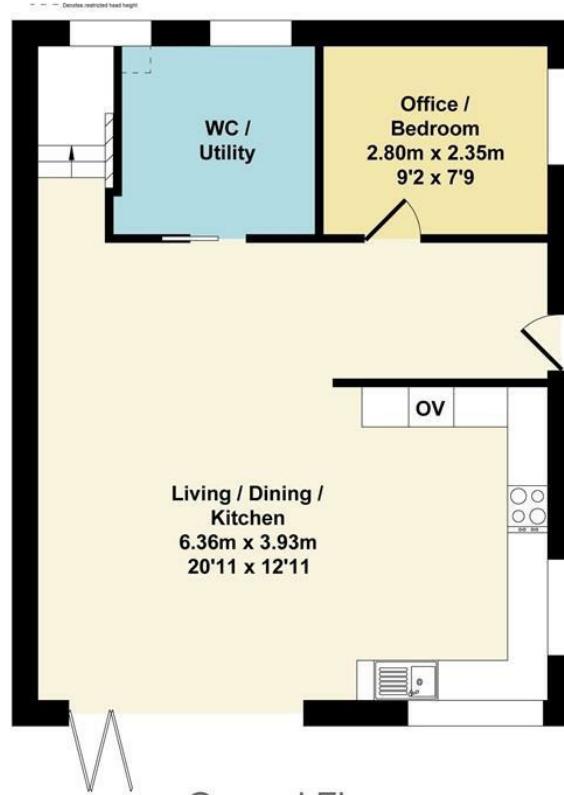
**SERVICES:** We have been advised by the vendor that mains water, electric and drainage connected to the property. However, this should be checked by your solicitor before exchange of contracts.



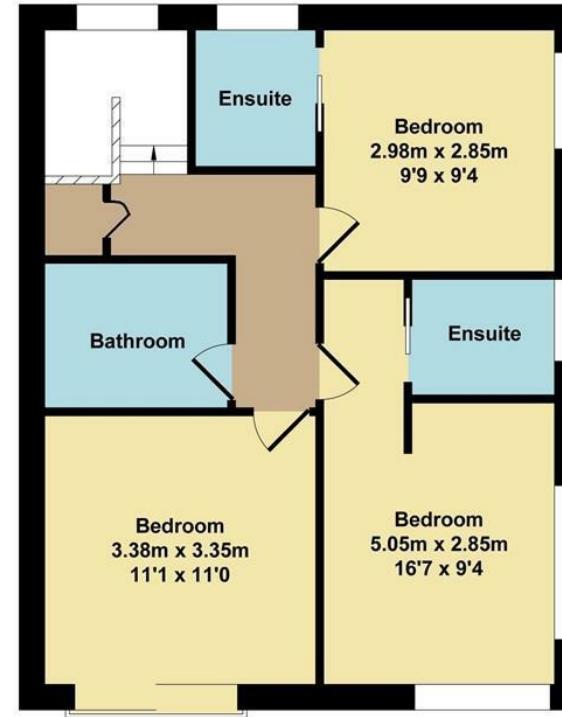
## 18 Barby Road, Kilsby

Total Approx. Floor Area 103.8 Sq.M. (1118 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 51.90 Sq.M.  
(559 Sq.Ft.)



First Floor  
Approx. Floor  
Area 51.90 Sq.M.  
(559 Sq.Ft.)

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to not yet be assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B

**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes.

**AGENTS NO:** Floorplans are for indicative purposes only and subject to change without prior notice.

**PLANNING SITE NOTICE:** DA/2020/0384

#### **HEALTH AND SAFETY ON A DEVELOPMENT**

Building Sites are often properties under construction and due care and attention must be adhered to at all times. Where possible we will provide high vis vests and hard hats. Suitable, enclosed footwear must be worn. No admission to site without a Sales Representative or Site Representative.



**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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**Peter Clarke**

