



16 Fishers Close, Kilsby, Rugby, Warwickshire, CV23 8XH

HOWKINS &
HARRISON

16 Fishers Close, Kilsby,
Rugby, Warwickshire,
CV 23 8XH

Guide Price: £395,000

Nestled in the charming village of Kilsby, this spacious detached property on Fishers Close offers an ideal family home in a sought-after location. Boasting four well-proportioned bedrooms, this property provides ample space for both relaxation and entertaining. The heart of the home is the spacious open plan kitchen/dining room, a perfect social space for family gatherings or hosting guests. The kitchen is designed for practicality and style and benefits from the added features of a utility room and a convenient downstairs cloakroom. A generous rear garden is designed for low maintenance, with a patio area ideal for outdoor entertaining. Furthermore, the property includes driveway parking and a garage, providing ample space for vehicles and storage.

Features

- Sought after Village location
- Four bedroom detached family home
- Large open plan kitchen/dining
- Spacious dual aspect sitting room
- Single garage and off-road parking
- Large private rear garden
- Modern fitted kitchen
- Ground floor cloakroom
- Study and utility room
- Oil central heating



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

A bright and spacious entrance hall provides access to the generous kitchen/dining room, study, ground floor cloakroom and the light and airy sitting room, with stairs rising to the first floor. The dual aspect sitting room is filled with natural light and features an attractive fireplace, providing a welcoming focal point to the room, along with patio doors opening onto the rear garden. A further door leads through to the kitchen/dining room which is fitted with stylish cream high gloss units and a range of integrated appliances, with ample space for a dining table and chairs, making it ideal for both everyday family life and entertaining. A door leads through to the utility room, which offers additional storage, space for white goods, and access to both the rear garden and the integrated garage.



First Floor

The first floor offers four bedrooms, three of which are double and benefit from built-in wardrobes, providing excellent storage. The family bathroom is fitted with a modern white suite featuring a spacious walk-in shower, vanity unit with wash hand basin inset and WC.

Outside

To the front, the property enjoys a low maintenance garden with a driveway providing off-road parking for two to three vehicles, along with access to the garage and carport. The front garden is predominantly gravelled for ease of upkeep, complemented by attractive planted borders. To the rear, the generous garden has been designed with low maintenance in mind, mainly laid to lawn and features a large paved patio, ideal for outdoor dining and entertaining, alongside gravelled areas and well stocked borders.



Viewing

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

Fixtures and Fittings

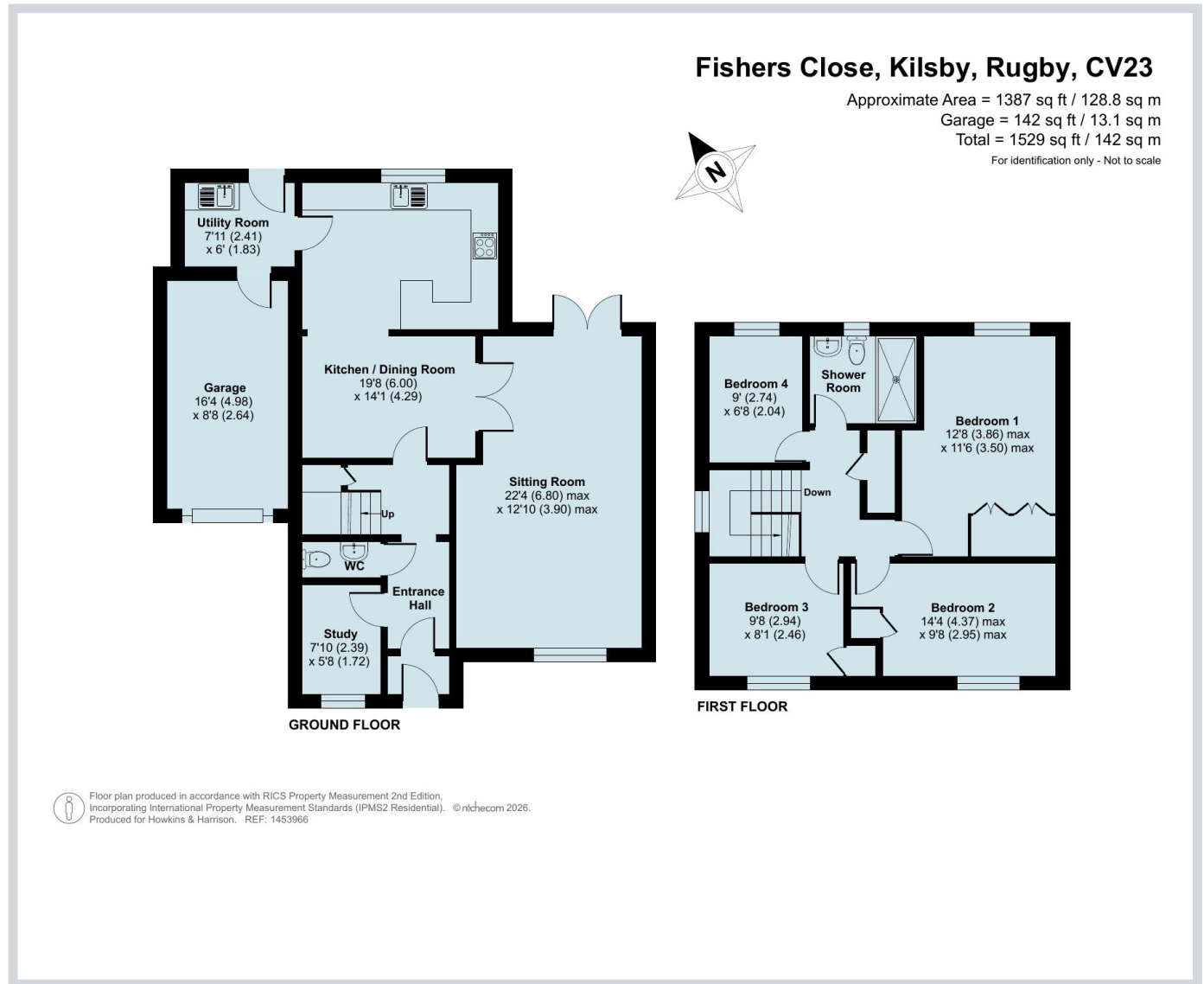
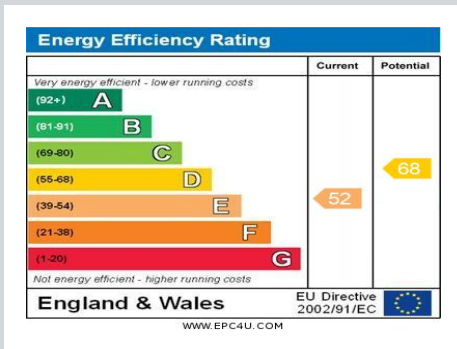
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



Howkins & Harrison

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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.



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