



EDWARD KNIGHT
ESTATE AGENTS

9 INDEPENDENT STREET, KILSBY, RUGBY, CV23 8XL

GUIDE PRICE £395,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this spacious three/four-bedroom dormer bungalow, situated in the highly sought-after village of Kilsby. Offering generous accommodation throughout, the property presents an excellent opportunity for buyers looking to modernise and create a fantastic family home.

The ground floor comprises an inviting entrance hall, cloakroom, family bathroom, a comfortable lounge, a versatile family room/study, a dining room that could also be used as a fourth bedroom, a kitchen, and a useful lean-to.

On the first floor, a spacious landing leads to three well-proportioned double bedrooms.

Externally, the property benefits from a driveway providing off-road parking for several vehicles, leading to a garage. To the rear is a private garden offering a good degree of privacy and plenty of potential, although it would benefit from some maintenance and landscaping.

This is a rare opportunity to acquire a generously sized home in a desirable village location, with excellent scope to update and personalise to suit your own tastes.



LOCATION

Kilsby village, nestled in the Northamptonshire countryside, close to Rugby and Daventry, offers transport links to the cities of Northampton and Coventry. Nearby Rugby offers a train station with direct links to London Euston in just 50 minutes. Llamas Farm is well located to provide good access to a number of major routes, the M45 provides access to Coventry and Birmingham and the M1 to Leicester and Milton Keynes.

Kilsby provides local amenities including a village hall, a primary school, two churches and two pubs. Shopping and leisure facilities, as well as restaurants, cafes and bars can be found a short distance away in Rugby and Daventry.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.



Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.







Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Independent Street, Kilsby, Rugby, CV23

Approximate Area = 1714 sq ft / 159.2 sq m
 Garage = 279 sq ft / 25.9 sq m
 Total = 1993 sq ft / 185.1 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2026. Produced for Edward Knight. REF: 1481772



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