



EDWARD KNIGHT
ESTATE AGENTS

45 KILSBY ROAD, BARBY, RUGBY, CV23 8TU

£375,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this spacious two-bedroom detached bungalow, formerly arranged as a three-bedroom property, with the potential to reinstate the third bedroom if required. Situated in the highly sought-after village of Barby, this attractive home offers well-proportioned accommodation, a generous and private rear garden, and ample off-road parking.

The accommodation briefly comprises an entrance hall, a spacious lounge/dining room, a refitted kitchen with integrated oven and hob, a refitted shower room, and two double bedrooms.

Further benefits include oil-fired central heating to radiators and UPVC double glazing.

Externally, the property enjoys a generous and private rear garden, predominantly laid to lawn, with a patio and seating area, complemented by established borders. To the front, a driveway provides ample off-road parking and leads to a single garage with power connected.

Offered for sale with ****no onward chain****, this appealing detached bungalow presents an excellent opportunity for buyers seeking a well-proportioned home in a desirable village location, with the added benefit of potential to reinstate the third bedroom.



LOCATION

The highly regarded village of Barby offers a strong sense of community and a range of useful local amenities. Within the village itself there is a well-regarded garden centre together with a separate plant nursery, a village store incorporating a post office, a village hall hosting a variety of local events and activities, and a historic parish church. The village also benefits from a pre-school and primary school, making it particularly attractive for families. At the heart of the village sits the popular The Arnold Arms public house, providing a traditional social hub for residents and visitors alike.

More extensive shopping, leisure and retail facilities can be found in the nearby market town of Rugby, located approximately five miles away and easily accessible via a regular bus service. Rugby also provides excellent rail connections, with frequent services from Rugby railway station to London Euston, allowing commuters to reach the capital in under an hour.

The area further benefits from an excellent road network, offering convenient access to a number of nearby towns and centres including Southam, Daventry, Royal Leamington Spa, Northampton, Warwick and Coventry, as well as further afield destinations such as Milton Keynes. This excellent connectivity makes the village an ideal location for commuters whilst still enjoying the charm and tranquillity of village living.



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.

LOUNGE/DINER

LOUNGE AREA

18' 0" x 12' 0" (5.49m x 3.66m)

DINING AREA (PREVIOUSLY BED 3)

9' 5" x 8' 11" (2.87m x 2.72m)

KITCHEN

15' 0" x 8' 0" (4.57m x 2.44m)

BEDROOM

12' 5" x 12' 0" (3.78m x 3.66m)

BEDROOM

13' 5" x 11' 8(max)" (4.09m x 3.56m)

BATHROOM

GARAGE

17' 8" x 8' 7" (5.38m x 2.62m)

