



EDWARD KNIGHT
ESTATE AGENTS

6 INDEPENDENT STREET, KILSBY, RUGBY, CV23 8XL

OFFERS OVER £410,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this spacious four bedroom detached property located within the sought after village of Kilsby. Whilst this property requires cosmetic improvement, the property boast generous internal space, as well as a double garage and private rear garden.

In brief the accommodation comprises of a large entrance hall, bright and airy living room, dining room with adjoining conservatory, fitted kitchen with integrated appliances and a utility room with central heating boiler. To the first floor there are four good sized bedrooms and a family bathroom with separate shower. Externally, the property benefits from a double garage and driveway with off road parking and to the rear of the property there is a private, enclosed garden with mature trees and shrubs.

This property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knights Regent Street offices.



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.







GROUND FLOOR

ENTRANCE HALL

18' 10" x 6' 4" (5.74m x 1.93m)

CLOAKROOM

6' 1" x 6' 10" (1.85m x 2.08m)

LIVING ROOM

19' 10" x 12' 1" (6.05m x 3.68m)

DINING ROOM

12' 4" x 12' 6" (3.76m x 3.81m)

CONSERVATORY

11' 10" x 13' 3" (3.61m x 4.04m)

KITCHEN

13' 5" x 11' 10" (4.09m x 3.61m)

UTILITY ROOM

9' 6" x 7' 5" (2.9m x 2.26m)

FIRST FLOOR

MASTER BEDROOM

12' 8" x 14' 7" (3.86m x 4.44m)

BEDROOM TWO

10' 2" x 14' 3" (3.1m x 4.34m)

BEDROOM THREE

12' 2" x 8' 1" (3.71m x 2.46m)

BEDROOM FOUR

11' 8" x 8' 1" (3.56m x 2.46m)

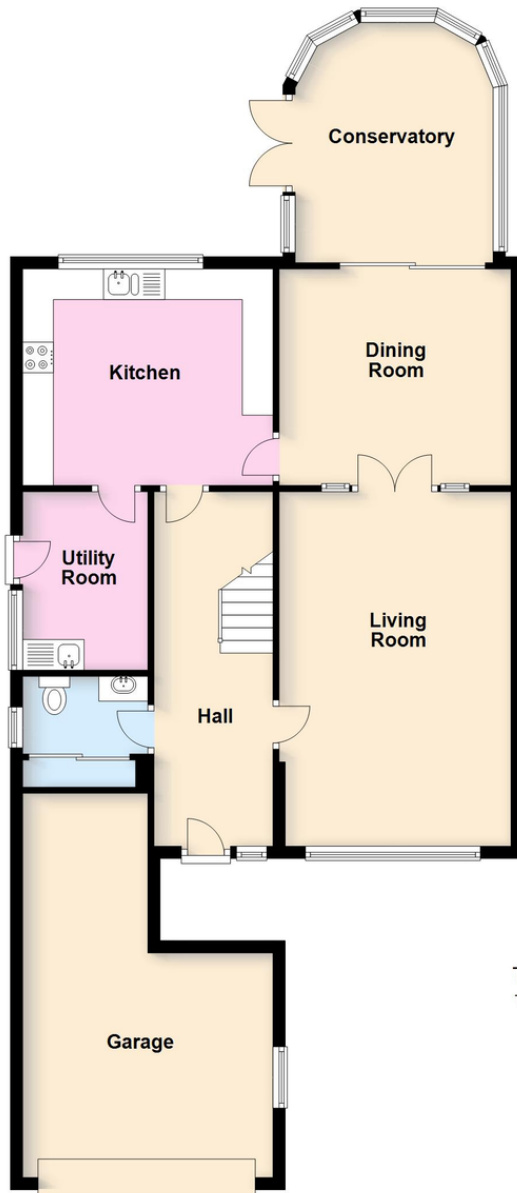
BATHROOM

6' 6" x 7' 8" (1.98m x 2.34m)



Ground Floor

Approx. 105.6 sq. metres (1137.0 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 168.6 sq. metres (1814.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		