



EDWARD KNIGHT
ESTATE AGENTS

12 THE HORSEPOOL, LILBOURNE, RUGBY, CV23 0SU

£275,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this rare opportunity to acquire a three-bedroom semi-detached home, occupying an enviable and spacious corner plot in the sought-after village of Lilbourne.

Set in a quiet residential location, this well-positioned property offers excellent potential for enhancement and extension (subject to planning permission), and benefits from substantial outdoor space including extensive off-road parking, a detached garage, and generous wraparound gardens-making it an ideal choice for families, upsizers, or anyone seeking a home with room to grow.

The internal layout provides practical and flexible living accommodation. On the ground floor, an entrance hall leads to a well-proportioned living room, featuring a charming log burner that creates a warm focal point. To the rear, a bright conservatory enjoys garden views and offers a versatile space suitable for dining, relaxation, or even a home office.



The kitchen/diner is of generous size and provides ample scope for modernisation, making it a blank canvas for those wishing to design a space tailored to their own taste and lifestyle needs. Updating this area would significantly enhance the overall potential and value of the home.

Upstairs, the first floor comprises three comfortable bedrooms, a family bathroom, and a separate WC-ideal for busy households and families with children.

Externally, the property truly stands out. Set on a substantial corner plot, the garden wraps around the property, offering both privacy and plenty of space for outdoor entertaining, gardening, or future development. The large driveway provides parking for multiple vehicles, in addition to a detached garage offering further secure parking or storage.

While the home has already benefitted from some improvements, including updates to certain internal areas, further renovation-particularly to the kitchen-is still required. This presents an exciting opportunity for prospective buyers to complete the works and put their own stamp on the property.

With its exceptional plot, village location, generous accommodation, and exciting potential, this home is a rare find and an opportunity not to be missed.

For further information or to arrange a viewing, please contact Edward Knight Estate Agents, Regent Street Office, on 01788 543222.

LOCATION

This home enjoys a truly peaceful setting in the heart of Lilbourne, a lovely village surrounded by open Northamptonshire countryside.

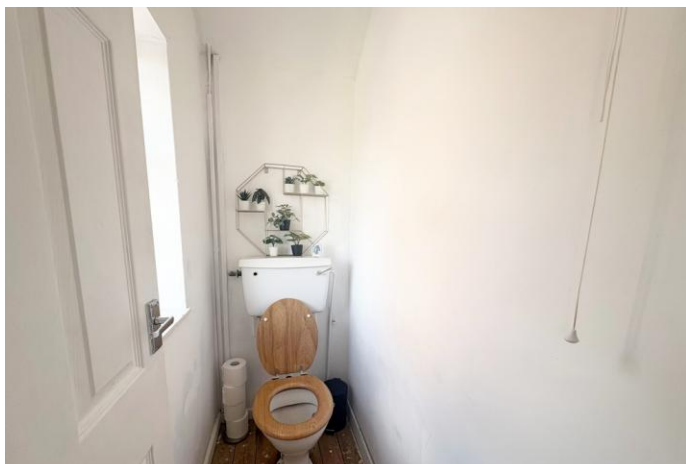


Lilbourne is ideally situated around five miles from Rugby, which offers an excellent range of shops and amenities, as well as superb transport links. The village provides easy access to the M1, M6, A5 and A14, while Rugby railway station - just over three miles away - offers mainline services to London Euston in under 58 minutes, making it a convenient location for commuters.

The village itself has a strong sense of community, which became especially evident during lockdown when residents supported one another.







The local pub, The Head of Steam, provided takeaway meals, while a group of villagers helped ensure everyone had what they needed. A dedicated WhatsApp and Facebook group continues to keep residents connected with local news and events.

For families, there is a community minibus that transports younger children to the primary school in nearby Yelvertoft, runs a regular shopping service into Rugby, and is also available for private hire. Lilbourne further falls within the catchment area for the highly regarded Guilsborough School.

ENTRANCE HALL

LIVING ROOM

11' 1" x 20' 5" (3.38m x 6.22m)

KITCHEN/DINER

20' 7" x 9' 8" (6.27m x 2.95m)

CONSERVATORY

9' 6" x 10' 3" (2.9m x 3.12m)

BEDROOM ONE

11' 2" x 11' 2" (3.4m x 3.4m)

BEDROOM TWO

13' 2" x 9' (4.01m x 2.74m)

BEDROOM THREE

11' 2" x 6' 6" (3.4m x 1.98m)

TOILET

5' 5" x 2' 6" (1.65m x 0.76m)

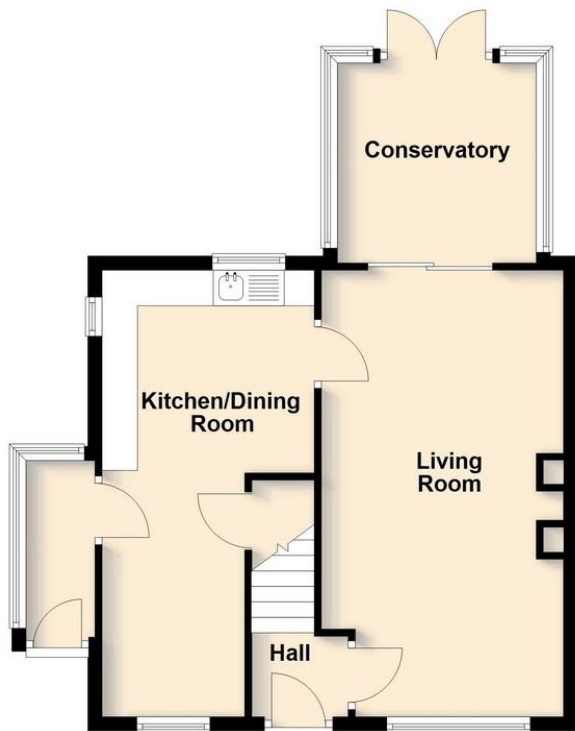
BATHROOM

4' 9" x 5' 5" (1.45m x 1.65m)

GARAGE

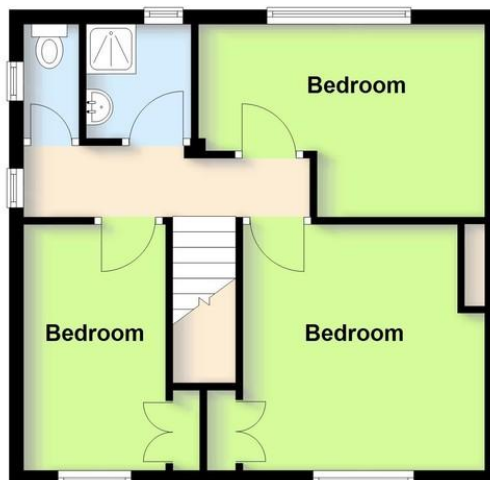
Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 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		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		