



**EDWARD KNIGHT**  
ESTATE AGENTS

9 BOXWOOD DRIVE, KILSBY, RUGBY, CV23 8YQ

£284,950







#### PROPERTY SUMMARY

We are delighted to present this attractive two-bedroom detached bungalow, pleasantly positioned on a generous corner plot within the highly sought-after village of Kilsby.

The property offers well-balanced and versatile accommodation, briefly comprising a welcoming entrance hall, a spacious living/dining room with French doors opening directly onto the rear garden, a well-appointed fitted kitchen, two comfortable bedrooms – both benefitting from built-in wardrobes – and a family bathroom.

Externally, the bungalow enjoys wrap-around gardens to the front and side, which are neatly landscaped and well maintained. To the rear, the garden features an area of hardstanding, ideal for housing a caravan or campervan. A private driveway provides ample off-road parking and leads to a single garage, offering both secure storage and further practicality.

This appealing home is offered to the market with no onward chain, making it an excellent opportunity for those seeking a straightforward and stress-free purchase. Early viewing is strongly advised to fully appreciate the quality and potential of this bungalow. Viewings are strictly by appointment through Edward Knight's Regent Street office.

#### PROPERTY LOCATION

The village of Kilsby is a charming and well-connected community, nestled within the rolling Northamptonshire countryside yet conveniently placed for access to larger towns and cities. Situated close to both Rugby and Daventry, the village benefits from excellent



transport links: Rugby railway station provides a direct service to London Euston in under an hour, while nearby road networks include the M45 giving easy access to Coventry and Birmingham, and the M1 connecting to Leicester and Milton Keynes.

Kilsby itself offers a strong sense of community alongside a selection of local amenities. These include a recently opened village shop, a welcoming village hall, a well-regarded primary school, a parish church, and two traditional public houses. For a wider range of shopping, dining, and leisure facilities, the market towns of Rugby and Daventry are both within easy reach, offering an array of restaurants, cafés, bars, and retail opportunities.

#### **ENTRANCE HALL**

#### **LIVING/DINING ROOM**

17' 8" x 11' 4" (5.38m x 3.45m)

#### **KITCHEN**

9' 9" x 9' 8" (2.97m x 2.95m)

#### **BEDROOM ONE**

13' 4" x 10' 1" (4.06m x 3.07m)

#### **BEDROOM TWO**

10' 1" x 8' 9" (3.07m x 2.67m)

#### **BATHROOM**

6' 3" x 5' 4" (1.91m x 1.63m)

#### **GARAGE**

17' 6" x 8' 1" (5.33m x 2.46m)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		