



8 NORTH STREET

KILSBY  
RUGBY  
NORTHAMPTONSHIRE  
CV23 8XU

£499,950 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom detached dormer bungalow located in the sought after Northamptonshire village of Kilsby. The property is of standard brick built construction with a tiled roof and benefits from mains services being connected (with the exception of gas).

Kilsby is a sought after village offering the charm of rural living with excellent connectivity. Just a short drive from Rugby and Daventry, it benefits from easy commuter access to the M1, M6, A5, and A14 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. The village itself offers a range of amenities to include a well regarded primary school, two traditional public houses/restaurants and a village shop.

The accommodation is set over two floors and has steps up to the front entrance door. In brief, the accommodation comprises of an entrance hall with a useful under stairs storage cupboard and stairs rising to the first floor landing. To the front of the property is bedroom two which is currently used as a dining room. The master bedroom benefits from en-suite shower room facilities. To the rear of the property is the fully tiled family bathroom fitted with a three piece white suite to include a panelled bath, low level w.c. and wash hand basin. The lounge has a feature fireplace with inset fire, a large window providing views over the rear garden along with sliding patio doors. The dining room is currently used as a snug and opens out into the kitchen which has a pedestrian door into the garden and a range of fitted appliances. The utility room is accessed off the kitchen and has a door to the courtyard at the rear of the garage.

To the first floor, the landing gives access to bedroom three, with built in wardrobes with eaves storage to the rear and a further well proportioned bedroom with dormer window. Both bedroom are serviced via a family shower room.

The property benefits from oil fired central heating to radiators and Upvc double glazing.

Externally, to the front is a block paved driveway providing ample off road parking for approximately four vehicles and gives access to the garage. The garage has a work shop area to the rear and an electric roller door. The well stocked mature rear garden is predominantly laid to lawn with a patio area to the immediate rear, ornamental garden pond and a seating area at the far end.

Early viewing is highly recommended to avoid disappointment.

Gross internal area: 130m² (1399ft²)

AGENTS NOTES

Council Tax Band 'E'.  
What3Words: ///crunched.gadgets.mopped

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Four Bedroom Detached Dormer Bungalow
- Sought After Northamptonshire Village Location
- Lounge with Feature Fireplace, Dining Room, Fitted Kitchen with Appliances and Utility Room
- Ground Floor En-Suite Shower Room and Family Bathroom
- Additional First Floor Family Shower Room
- Oil Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Garage and Ample Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 50      | 59        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 0" maximumx 6' 2" maximum (4.57m maximum x 1.88m maximum)

Bedroom Two

11' 9" x 11' 2" (3.58m x 3.40m)

Bedroom One

19' 4" x 9' 8" (5.89m x 2.95m)

En-Suite Shower Room

9' 7" x 5' 2" (2.92m x 1.57m)

Family Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Lounge

14' 8" x 14' 5" (4.47m x 4.39m)

Dining Room

12' 5" x 11' 1" (3.78m x 3.38m)

Kitchen

12' 3" x 10' 3" (3.73m x 3.12m)

Utility Room

8' 7" x 6' 11" (2.62m x 2.11m)

First Floor

Landing

7' 10" x 2' 11" (2.39m x 0.89m)

Bedroom Three

12' 7" x 12' 2" into wardrobe (3.84m x 3.71m into wardrobe)

Bedroom Four

15' 6" maximum x 11' 3" (4.72m maximum x 3.43m)

Family Shower Room

5' 0" x 5' 0" (1.52m x 1.52m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.