



4 THE LAWNS

£400,000 Freehold

KILSBY
RUGBY
NORTHAMPTONSHIRE
CV23 8YT



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented four bedroom detached family home located in the sought after Northamptonshire village of Kilsby. The property is of standard brick built construction with a tiled roof and benefits from all 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 operates a regular 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 in brief, comprises of an entrance hall with stairs rising to the first floor galleried landing and doors off to a fully tiled ground floor cloakroom/w.c. fitted with a white suite. The lounge has a feature fireplace and sliding patio doors giving access to the conservatory which has beautiful garden views. There is a separate dining room with a large under stairs storage cupboard and sliding patio doors opening onto the rear garden. The fitted kitchen has a built in oven/grill, hob with extractor over and has space and plumbing for appliances. The former garage has been converted into a useful workshop/utility space with base and wall mounted units, space and plumbing for appliances and door to the side of the property.

To the first floor, the landing has doors off to the master bedroom which benefits from en-suite shower room facilities housing a useful storage cupboard and fitted with a shower enclosure, pedestal wash hand basin, low level w.c. and heated towel rail. There are three further well proportioned bedrooms with bedroom four having built in wardrobes. Bedrooms are serviced by a fully tiled family bathroom fitted with a three piece white suite to include a bath with shower over, low level w.c. and wash hand basin.

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

Externally, to the front of the property is a block paved driveway providing off road parking for three vehicles. The enclosed rear garden enjoys a private aspect and has a patio area to the immediate rear with steps down to the lawn. There are a range of mature shrubs, plants and trees with a further seating area and a 'grow your own' fruit and vegetable patch.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 105 m² (1130 ft²).

AGENTS NOTES

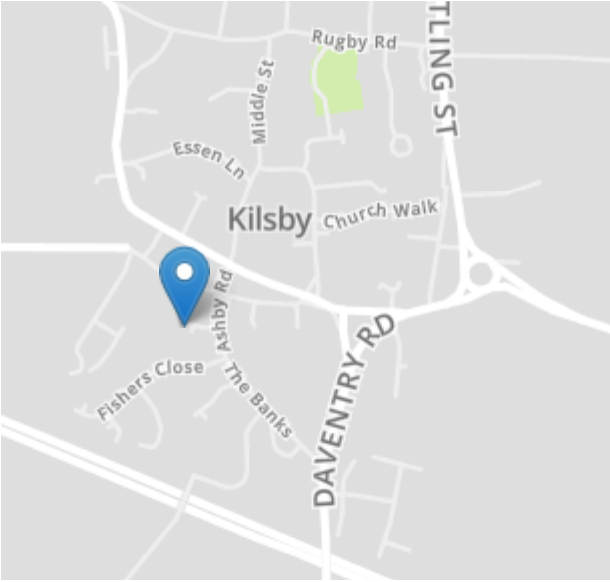
Council Tax Band 'D'.
What3Words: ///written.await.applauded

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 Well Presented Four Bedroom Detached Family Home
- Sought After Northamptonshire Village Location
- Lounge with Feature Fireplace, Separate Dining Room and Conservatory
- Fitted Kitchen with Oven and Hob
- Ground Floor Cloakroom/W.C., En-Suite Shower Room to Master Bedroom and First Floor Family Bathroom
- Oil Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking, Former Converted Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	75
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

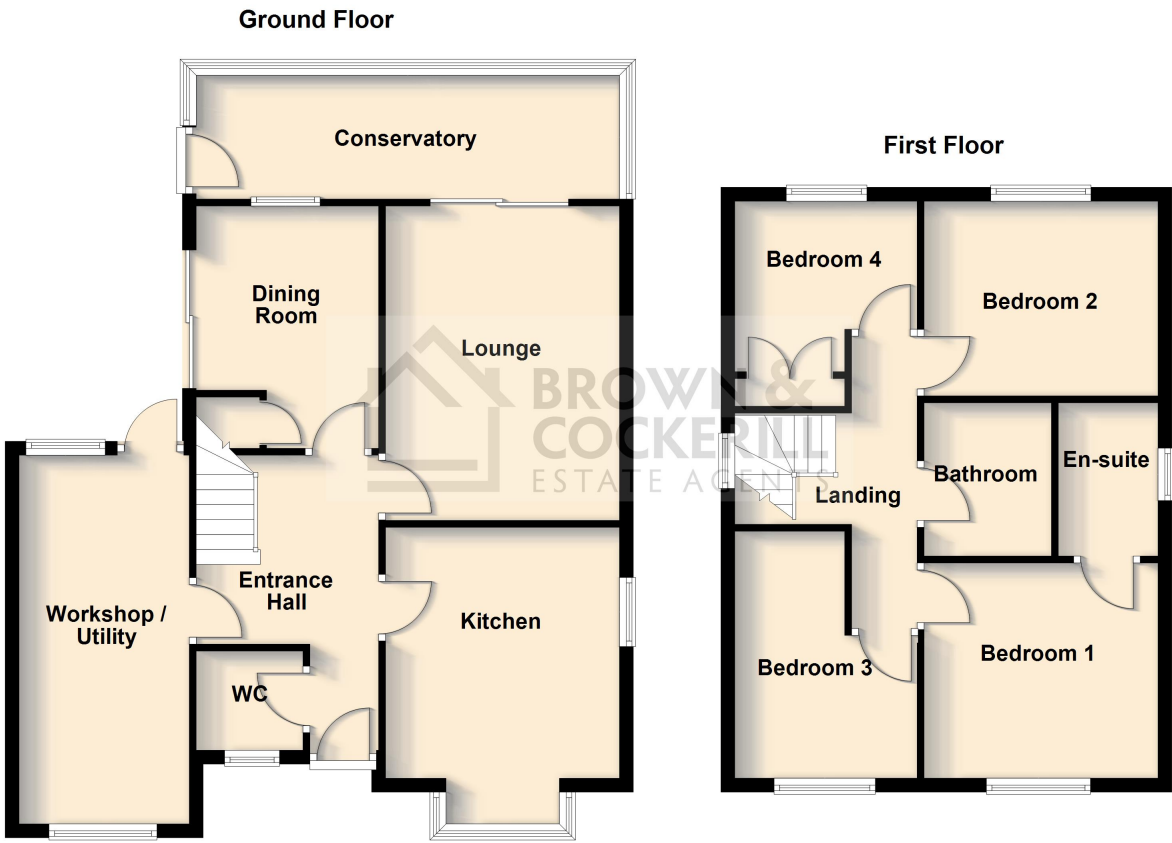
Ground Floor

Entrance Hall
14' 0" x 8' 8" (4.27m x 2.64m)
Ground Floor Cloakroom/W.C.
4' 8" x 4' 7" (1.42m x 1.40m)
Kitchen
12' 0" x 11' 1" (3.66m x 3.38m)
Lounge
14' 11" x 11' 2" (4.55m x 3.40m)
Dining Room
11' 6" x 8' 5" (3.51m x 2.57m)
Conservatory
21' 4" x 11' 0" (6.50m x 3.35m)
Converted Garage
17' 7" x 8' 2" (5.36m x 2.49m)

First Floor

Landing
13' 7" x 3' 1" (4.14m x 0.94m)
Bedroom One
11' 3" x 10' 3" (3.43m x 3.12m)
En-Suite Shower Room
7' 3" x 4' 8" (2.21m x 1.42m)
Bedroom Two
11' 4" x 9' 3" (3.45m x 2.82m)
Bedroom Three
10' 10" maximum x 8' 8" (3.30m maximum x 2.64m)
Bedroom Four
9' 6" maximum x 8' 9" (2.90m maximum x 2.67m)
Family Bathroom
6' 0" x 7' 4" (1.83m x 2.24m)

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.