



24 MAIN ROAD

Guide Price £495,000 Freehold

KILSBY  
RUGBY  
NORTHAMPTONSHIRE  
CV23 8XP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this beautifully presented and spacious five bedroom detached family home located in the quiet sought after village of Kilsby which is situated on the outskirts of Rugby and the Northamptonshire borders.

There are a range of amenities available within the village to include a village shop, two public houses, village hall, church and schooling.

The M1, M6, A5 and A14 road and motorway networks make the location ideal for those wishing to commute.

In brief, the accommodation comprises of a spacious entrance hall, lounge with feature log burner, refitted kitchen/dining room with integrated appliances and separate utility room, study, bedroom two and ground floor shower room.

To the first floor there is a master bedroom with en-suite shower room facilities, three further bedrooms and a refitted family bathroom with a modern white suite.

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

Externally, to the front there is ample off road parking for several vehicles and leads to an integral garage. The enclosed rear garden has been sympathetically landscaped with Astro turf and has a large paved patio area which is ideal for entertaining and al fresco dining.

Within the rear garden is a home office which is insulated and currently used as a gym.

Early viewing is highly recommended to appreciate this superb family home.

Gross Internal Area: approx. 190 m<sup>2</sup> (2045 ft<sup>2</sup>).

## AGENTS NOTES

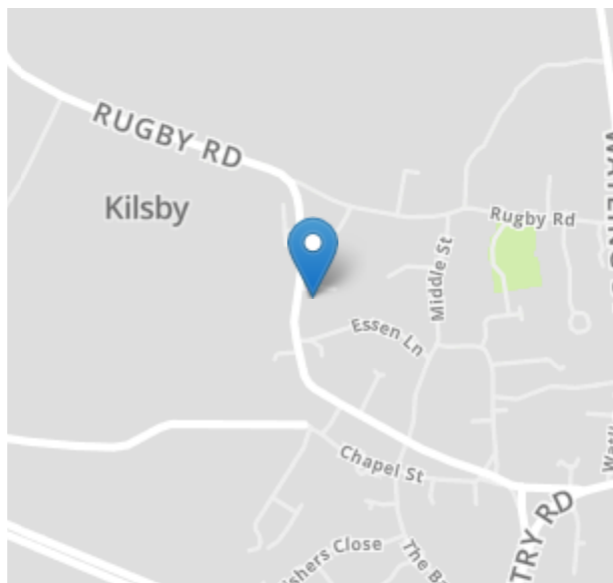
Tenure: Freehold.  
Local Authority: Daventry Borough Council.  
Council Tax Band 'D'.  
What3Words: ///organist.brilliant.unit

## 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 Beautifully Presented Five Bedroom Detached Property in Sought After Village Location**
- **Lounge with Feature Log Burner**
- **Refitted Kitchen/Dining Room with Integrated Appliances and Separate Utility Room**
- **Ground Floor Shower Room and Refitted First Floor Family Bathroom with Modern White Suite**
- **En-Suite Shower Room to Master Bedroom**
- **Upvc Double Glazing and Oil Fired Central Heating to Radiators**
- **Ample Off Road Parking and Garage**
- **Viewing Highly Recommended**



## ROOM DIMENSIONS

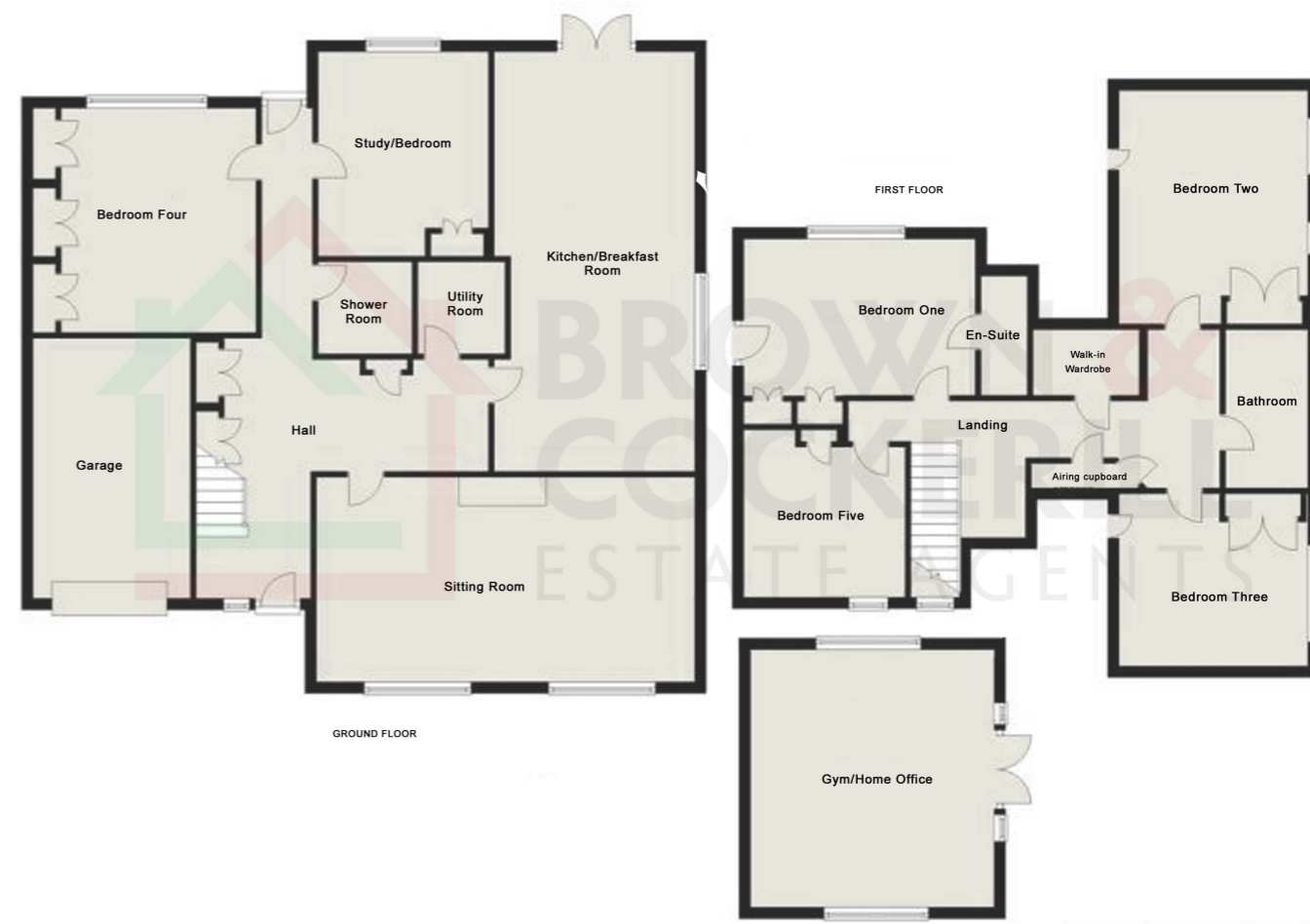
### Ground Floor

- Entrance Hall**  
31' 0" x 15' 3" (9.45m x 4.65m)
- Lounge**  
22' 3" x 11' 9" (6.78m x 3.58m)
- Kitchen/Dining Room**  
24' 4" x 11' 8" (7.42m x 3.56m)
- Study**  
11' 1" x 9' 9" (3.38m x 2.97m)
- Bedroom Two**  
13' 1" x 11' 3" (3.99m x 3.43m)
- Shower Room**  
7' 7" x 5' 9" (2.31m x 1.75m)
- Utility Room**  
7' 5" x 6' 0" (2.26m x 1.83m)

### First Floor

- Bedroom One**  
12' 9" x 12' 4" (3.89m x 3.76m)
- En-Suite Shower Room**  
5' 8" x 4' 8" to shower cubicle (1.73m x 1.42m to shower cubicle)
- Bedroom Three**  
13' 7" x 11' 3" (4.14m x 3.43m)
- Bedroom Four**  
11' 1" x 8' 8" (3.38m x 2.64m)
- Bedroom Five**  
9' 3" x 8' 8" (2.82m x 2.64m)
- Family Bathroom**  
10' 3" x 6' 6" (3.12m x 1.98m)
- Externally**
- Home/Office**  
15' 1" x 14' 5" (4.60m x 4.39m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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.