



Holme Way, Rugby, CV23 8UQ



**GUILD HOUSE**  
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A fantastic opportunity to purchase a Barby village property on a corner plot! This four bedroom detached house with two bathrooms, spacious lounge, separate dining room and fitted kitchen, benefits from large front and rear gardens, with two separate double garages and driveway for 2 cars. Possible scope for an extension STP. Located in the popular village of Barby in between Rugby and Daventry.

The property is well presented and the kitchen has had a new oven and hob fitted in the last 3 months, The electric consumer unit has been replaced recently with a new EICR Report. The property has an oil fired central heating boiler, which is serviced every year.

#### Property in Brief:

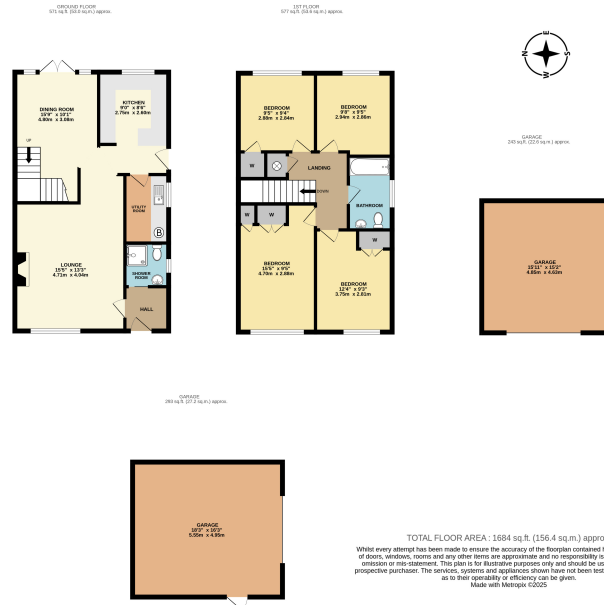
Ground Floor: Entrance Hall, Wet Room Shower, Lounge, Dining Room, Kitchen, Utility Room.

First Floor: Four Bedrooms, Family Bathroom.

Outside: To the front there is a large fore-garden laid to lawn. To the side and rear there is an area of patio and decking for outdoor seating and lawn and a pedestrian door in to one of the double garages. Driveway parking for two cars to the rear of the property and a further double garage.



- DETACHED FOUR BEDROOM PROPERTY IN POPULAR VILLAGE OF BARBY
- CORNER PLOT WITH TWO DOUBLE GARAGE AND DRIVEWAYS PARKING FOR TWO CARS
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN
- FOUR GOOD SIZE BEDROOMS AND FAMILY BATHROOM WITH SEPARATE SHOWER ROOM
- LARGE PLOT WITH SPACIOUS GARDEN AND PATIO



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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