



The Banks, Kilsby, Rugby, CV23 8XA



GUILD HOUSE
Estate Agents



Guild House estate agents are proud to offer for sale this deceptively spacious extended semi detached family home situated in the highly desirable village of Kilsby. Perfectly positioned for commuters needing access to M1/M6/A14/A5 and Rugby train station is only a fifteen minute drive offering a regular 50 minute service into London Euston. You are just a short drive away from Rugby, Northampton and Daventry town centres, as well as being close to an array of other beautiful Warwickshire and Northamptonshire villages. Kilsby itself boasts some great facilities, for those working from home there is super high speed broadband, and amenities including the ever popular Red Lion public house, community shop and a highly regarded primary school.

This fabulous extended semi detached property has been tastefully updated by the current owner but still offers prospective buyers the opportunity to increase the living space further subject to the required permissions. Currently the accommodation to the ground floor includes: large entrance hallway, cloakroom/W.C, spacious lounge and gorgeous kitchen/diner. The kitchen has been recently refitted with off white 'shaker' style units perfectly complimented by quartz worksurfaces and travertine floor tiles. There is a feature centre island and high grade Bosch integrated appliances to include dishwasher, fridge/freezer, built in WIFI controlled ovens, induction hob and extractor. There is still ample space for family size dining table and bi folding doors onto the garden make this a great family space within the home. Completing the ground floor is a handy utility room also leading into the garden. To the first floor there are two generously proportioned double bedrooms, both boasting built in storage and dual aspect windows. The third bedroom is also a good sized double. A large landing area leads into the refitted family bathroom. Internally the property further benefits from a new oil fired boiler, upgraded radiators and upvc double glazing throughout.

Externally this spacious semi detached family home continues to impress with a generous rear garden which is fully enclosed. Mainly laid to lawn with paved patio and mature shrubs. A secure gate takes you out to the front garden, garage and driveway.

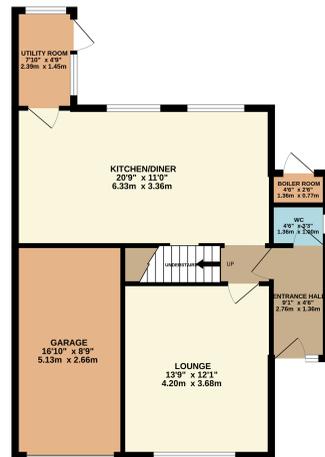
This property must be viewed to fully appreciate all it has to offer.



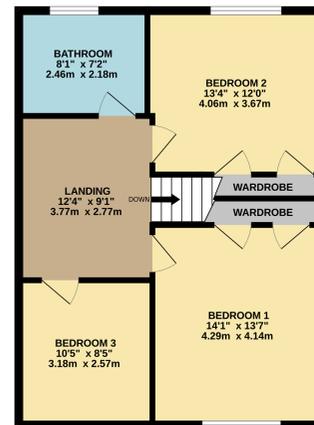
- KILSBY VILLAGE
- SPACIOUS SEMI DETACHED
- THREE GENEROUS BEDROOMS
- LARGE REAR GARDEN
- INTEGRAL GARAGE AND DRIVEWAY
- GORGEOUS REFITTED KITCHEN/DINER
- REFITTED FAMILY BATHROOM
- GROUND FLOOR W.C AND UTILITY ROOM
- GOOD SIZED LOUNGE
- EPC RATING TBC
- CATCHMENT FOR EXCELLENT SCHOOLING
- NO ONWARD CHAIN



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



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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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