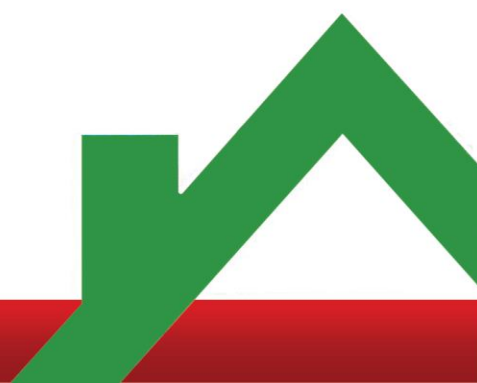




44 KILSBY ROAD

BARBY
Nr RUGBY
NORTHAMPTONSHIRE
CV23 8TU

Offers Over £725,000



THE PROPERTY IS SITUATED WITHIN THE SOUGHT AFTER NORTHAMPTONSHIRE VILLAGE OF BARBY WHICH OFFERS EXCELLENT COMMUTER ACCESS TO THE SURROUNDING M1/A45 AND A46 ROAD & MOTORWAY NETWORKS.

A STUNNING FIVE BEDROOM DETACHED FAMILY HOME WITH LANDSCAPED GARDENS EXTENDING TO APPROX. 0.5 ACRES

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning five bedroom detached family home situated in the highly sought after and picturesque Northamptonshire village of Barby, Rugby.

The village itself offers a range of amenities to include a vibrant village store/post office, public house, sporting club, primary school and popular garden centre and cafe. Excellent commuter access is available to the surrounding A5, A14, M1 and M6 road and motorway networks. Nearby Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

Of traditional brick construction with a concrete tiled roof, the property offers spacious, well-proportioned and versatile accommodation set over two floors.

In brief this comprises of a storm and entrance porch, entrance hallway, ground floor cloakroom/W.C. lounge with feature fireplace, formal dining room, fitted kitchen with Belfast sink and granite work surfaces, a separate utility room and a sun room/breakfast room.

Off from the main hallway is bedroom 3 with ensuite shower room, bedroom 4 and the home office/bedroom 5. The family bathroom has been refitted with a contemporary white suite with roll-top bath and separate shower cubicle.

To the first floor there is the master bedroom which has a seating area overlooking countryside views to the rear. Bedroom two is also a double bedroom and again offers views over the rear garden. These first-floor rooms are served by a newly built fitted shower room which has an Aqualisa shower, vanity units with double wash basins and a low level W.C.

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

The front of the property is accessed via a five-bar gate which opens to a generous driveway which provides ample off-road parking for multiple vehicles. There are well stocked flowering and herbaceous shrub borders along with a variety of specimen maturing trees.

There is a brick double garage with roller door, power and light connected. To the side of the garage is a secure and covered carport.

The rear garden boasts and variety of specimen shrubs and

mature trees and is predominantly laid to lawn. There is a patio area to the immediate rear which provides an ideal al-fresco dining/entertaining space with views over the garden and adjoining countryside.

Early viewing is considered essential.

GROUND FLOOR

ENTRANCE PORCH

Enter via a Upvc opaque double glazed front entrance door with side panel. Decorative glazed front entrance door to:

ENTRANCE HALL

With staircase off to the first-floor landing. Radiator. Cloak cupboard. Connecting doors off.



CLOAKROOM/W.C.

Refitted with a contemporary white suite to comprise of a close coupled W.C. and wall mounted wash hand basin, Coordinating part tiled walls. Radiator. Upvc opaque double glazed window to the front elevation.



LOUNGE/DINING ROOM

17' 10" x 12' 5" (5.44m x 3.78m) With Upvc double glazed windows overlooking the rear garden. Feature fireplace. Picture rail. Two radiators. Four wall light points. Television aerial point. Sliding doors through to Dining Room.



UTILITY ROOM

10' 1" x 8' 11" (3.07m x 2.72m) With Upvc double glazed leaded window to the side elevation. Continuation of tiled flooring. Space for chest and upright fridge/freezers. Space for tumble drier.



DINING ROOM

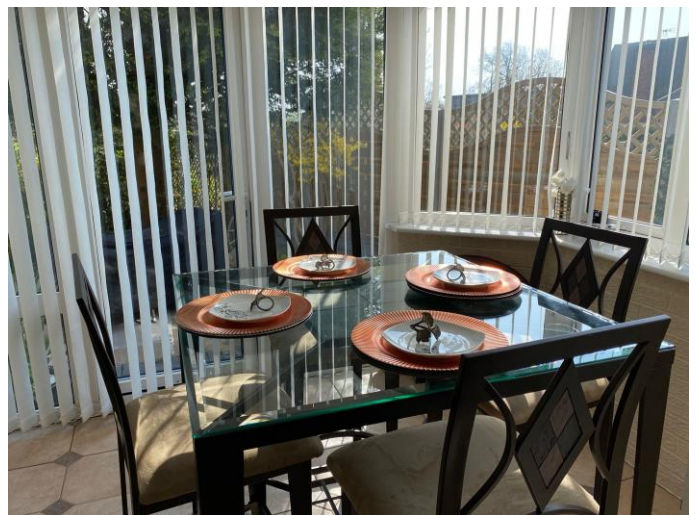
12' 4" x 10' 10" (3.76m x 3.30m) With Upvc double glazed window and door providing access to the rear garden. Radiator. Picture rail. Laminate flooring.



BREAKFAST/SUN ROOM

10' 1" x 9' 9" (3.07m x 2.97m)

With Upvc double glazed windows to the side elevations. Upvc double doors opening to the garden. Radiator.



KITCHEN

10' 10" x 10' 9" (3.30m x 3.28m) Fitted with a comprehensive range of base and wall mounted units to incorporate a Belfast sink with swan neck mixer tap over. Adjoining granite work surfaces with upstands. Space for gas range cooker with extractor canopy over. Space and plumbing for an automatic dishwasher and washing machine. Display cabinets. Tiled floor. Upvc double glazed window to the front elevation.



BEDROOM THREE WITH EN-SUITE

12' 0" x 10' 10" (3.66m x 3.30m) With Upvc double glazed window to the front elevation. Radiator. Built in wardrobes with sliding mirrored doors.



EN-SUITE SHOWER ROOM

8' 5" x 2' 6" (2.57m x 0.76m) Refitted with a modern white suite comprising of a shower cubicle with vanity wash hand basin and close coupled W.C. Coordinating part tiled walls. Wall mirror.

BEDROOM FOUR

13' 11" x 9' 10" (4.24m x 3.00m) With Upvc double glazed window overlooking the rear garden. Radiator. Built in wardrobes.



BEDROOM TWO

14' 4" x 12' 5" (4.37m x 3.78m)

A dual aspect room with Upvc double glazed windows to the side and rear elevations. Radiator. Eaves storage.



FAMILY BATHROOM

10' 10" x 5' 10" (3.30m x 1.78m) Fitted with a contemporary white suite to comprise of a roll-top bath, separate shower cubicle, vanity wash hand basin and a close coupled W.C. Coordinating tiled walls. Wall mirror. Heated towel rail. Upvc opaque double glazed window to the front elevation.



NEWLY BUILT SHOWER ROOM

10' 1" x 5' 8" (3.07m x 1.73m) Newly built in 2024 and fitted with a contemporary white suite to comprise of a shower cubicle with Aqualisa shower over, double wash hand basin and close coupled W.C. Heated towel rail Upvc opaque double glazed window to the front elevation.



HOME OFFICE/BEDROOM 5

9' 11" x 9' 11" (3.02m x 3.02m) With double glazed window to the rear elevation. Radiator.

FIRST FLOOR

BEDROOM ONE

17' 0" max x 14' 5" (5.18m max x 4.39m) A dual aspect room with Upvc double glazed windows to the side and rear elevations. Radiator. Built in storage cupboard.

EXTERNALLY

FRONT GARDEN

Set within approx. 0.5 acres of landscaped gardens, the property is approached via a five-bar gate to a generous driveway providing ample parking.

There are well stocked flowering and herbaceous shrub borders with maturing trees and a hedgerow to the front boundary.

Gated pedestrian access at the side leads to a covered carport area which in turn leads to the rear of the property.



DETACHED DOUBLE GARAGE

20' 5" x 19' 4" (6.22m x 5.89m) With roller door, power and light connected.



REAR GARDEN

The enclosed and landscaped rear garden is laid predominantly to lawn with flowering and herbaceous shrub borders and maturing specimen trees. The garden adjoining open fields to the rear with a large summerhouse and numerous seating areas providing ideal al-fresco dining and entertaining spaces.



FLOOR PLAN



AGENT'S NOTES

Tenure: Freehold

Local Authority: Daventry District Council

Council Tax Band: E

Mains water, electricity and drainage are connected.
(No mains gas).

Gross Internal Area: approx. 170 m² (1829 ft²).

All viewings strictly by appointment.

Energy performance certificate (EPC)		
44 KILSBY ROAD BARBY RUGBY CV23 8TU	Energy rating E	Valid until: 22 July 2031 Certificate number: 2123-3932-1501-8361-3119
Property type	Detached house	
Total floor area	170 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is E. It has the potential to be C.		
See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	75 C
21-38	F	61 E
1-20	G	



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