



KILSBY ROAD

RUGBY, CV23 8TU

GUIDE PRICE £375,000
FREEHOLD

Set within the highly desirable village of Barby, this spacious and well-presented two-bedroom detached bungalow offers generous accommodation throughout. Ideally situated close to both Rugby and Daventry, the property benefits from a range of local amenities, excellent transport links, and convenient access to the surrounding countryside. Offering fantastic potential and opportunity throughout, this is a wonderful home ready for its next owners to make their own.

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- ****NO CHAIN****
- 2 Bedrooms
- Garage
- Off Road Parking
- Village Location
- Close To Amenities
- Great Transport Links
- Spacious Home
- Enclosed Garden



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Property Particulars:

-Upon entering the property, you are welcomed into a central entrance hallway that provides access to all of the accommodation. Complete with a useful fitted storage cupboard, this welcoming space offers both practicality and convenience.

-Situated at the front of the home is the modern, fully fitted kitchen, offering a range of wall and base units providing ample storage and workspace. The kitchen is well equipped with an integrated double oven and induction hob, along with space for freestanding white goods. A built-in pantry cupboard offers additional storage, while a door provides convenient side access to the property.

-Also located at the front of the home is the spacious open-plan lounge/diner, a bright and inviting room flooded with natural light through the large front-facing window.

-Featuring an attractive fireplace as a focal point, this versatile space offers ample room for both comfortable seating and a separate dining area, making it ideal for everyday living and entertaining.

-The two bedrooms are situated at the rear of the property, both enjoying views over the rear garden. Both are well-proportioned double rooms, with the principal bedroom

benefiting from a range of built-in wardrobes, providing excellent storage.

-The bathroom is conveniently positioned close to both bedrooms and has been finished with a fully tiled suite. Comprising a large walk-in double shower, wash hand basin, and WC, it provides a practical and stylish space for everyday use.

Garden, Exterior & Further Property Information:

-Leading outside, this attractive property benefits from a generous rear garden, laid mainly to lawn with a patio and decked seating area, providing plenty of space for outdoor dining and relaxation. Mature borders surround the garden, creating a good degree of privacy and an attractive setting to enjoy throughout the year. The garden also benefits from pedestrian access into the garage, adding further practicality and convenience.

-Further benefits include a garage with power, off-road parking for multiple vehicles, oil-fired central heating, and double glazing throughout.

-Offered to the market with no onward chain, this lovely home enjoys a wealth of local amenities and excellent road links close by. Combining the benefits of village living with everyday convenience, it offers an excellent opportunity for a wide range of buyers.

Important Property Information:

Tenure: Freehold

EPC: F

Local Authority: West Northamptonshire Council

Council Tax Band: D

Probate Status: Probate has been granted

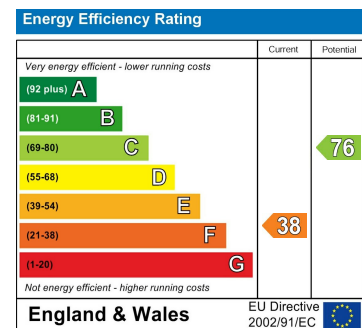


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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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