



Main Road, Kilsby, Rugby
£450,000



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This unique, extended, link detached chalet style property with magnificent views over fields to the rear is situated in a cul-de-sac in the popular village of Kilsby which has its own primary school and public house and is conveniently situated for Rugby, Daventry and the motorway network. The property has been much improved by the present owners to a high standard and benefits from oil fired central heating to radiators, double-glazed windows and doors, well proportioned rooms with versatile accommodation which briefly comprises: entrance hall, lounge, with through-fare into large breakfast kitchen, two bedrooms and shower room to the ground floor with three further bedrooms and shower room to the first floor. Outside has a double tandem garage and good size rear garden with countryside views.

Entrance Hall

Double-glazed oak front door and window. Laminate flooring. Two under stairs cupboards. Maple staircase with spindles that are inlaid with a dark wood. Thermionic designer radiator with mirror in centre.

Lounge 15'5" x 13'11" (4.71 x 4.26)

Coving to ceiling. Laminate flooring. Wide double-glazed patio doors to garden. Built in TV plinth. Covered radiator.

Bedroom 13'1" x 9'11" (3.99 x 3.03)

Double-glazed window. Designer radiator.

Bedroom 12'5" x 11'6" (3.81 x 3.51)

With double-glazed window. Laminate flooring. Covered radiator.



Breakfast Kitchen 20'9" x 11'11" in , max 14'11" (6.33 x 3.64m in , max 4.57)
Moulded integral sink unit, range of base units, wall cupboards, Corian work surfaces and ceramic wall tiling. DeDetrich Induction electric hob with stainless steel extractor over. Double oven. Integrated dishwasher and fridge Cupboard housing oil-fired boiler for central heating and domestic hot water. Large double-glazed window overlooking rear garden and double-glazed back door, range of base units, wall cupboards, ceramic wall tiling. Plumbing for automatic washing machine. Radiator.

Side Lobby
With space for extra freezer and doors to front.

Shower Room
Shower enclosure with shower boarding and shower fitted. Low flush wc. Ceramic wall tiling. Double-glazed window. Radiator.

First Floor Landing
(Incorporating Children's play area (3.65m x 1.71) Double glazed 'Velux' window. Doors to:

Bedroom One 18'2" x 11'7" (5.55 x 3.54)
With fitted wardrobes. Double-glazed Velux window and double-glazed window to rear with countryside views. Radiator within window seat.

Shower Room
Accessed via Landing and Bedroom One - Opaque double glazed window to rear. Fully tiled shower cubicle with shower over, pedestal wash hand basin and low flush wc. Radiator.

Bedroom 12'0" x 9'6" (3.67 x 2.91)
With under eaves storage. Double-glazed window. Radiator.

Bedroom 8'4" x 7'4" (2.56 x 2.25)
With double-glazed window with countryside views. Radiator.

Gardens
The property is set back from the main road and has a nice outlook overlooking a green space including a mature cedar tree. Lawned with decorative borders and parking for caravan and further for a car leading to the garage.

Rear garden with countryside views with a decked area, ornamental fishpond, lawn, borders, trees and shrubs.

Garage 27'8" x 7'10" (8.45m x 2.41m)
Direct access to double tandem garage with cedar up and over door, power and light.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Local Authority
Daventry District Council

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

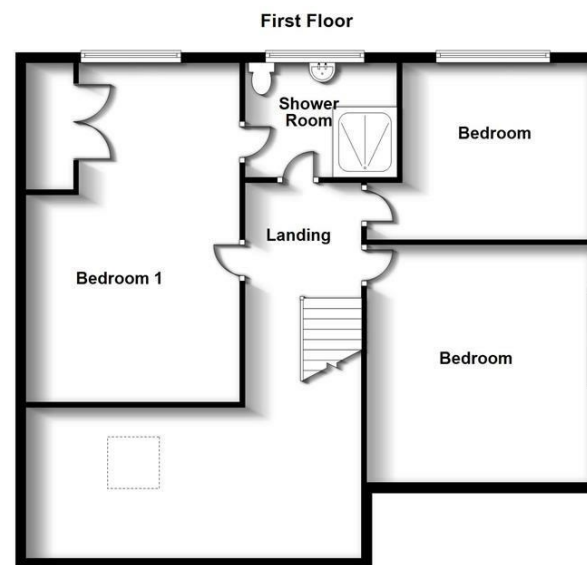
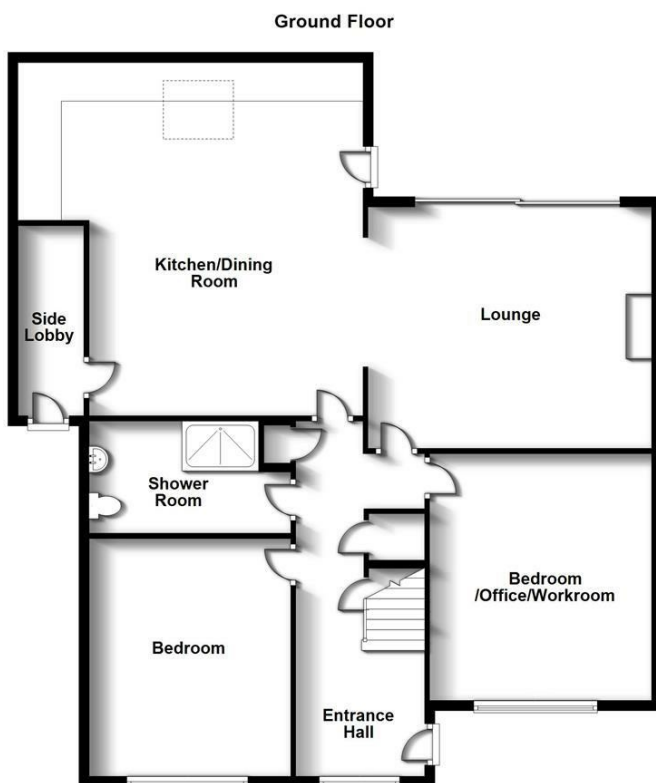


Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tenure
Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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