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# Manor Road, Kilsby, CV23 8XS

£560,000 Cottage

3 1 2



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Department: Sales

Tenure: Freehold



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## Property Summary

Welcoming to market this rarely available, Grade II listed three bedroom cottage, set over three floors in the highly sought-after countryside village of Kilsby.

## Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Private & Enclosed South Facing Garden
- ✓ Large Garage/Workshop with Power
- ✓ Downstairs WC
- ✓ Off Road Parking for Multiple Vehicles
- ✓ Character Property
- ✓ Sought After Village Location
- ✓ Grade II Listed
- ✓ Generous Plot
- ✓ No Upper Chain

# Property Overview

Welcoming to market this rarely available, Grade II listed three bedroom cottage, set over three floors in the highly sought-after countryside village of Kilsby. Boasting an abundance of character and charming features it showcases a picturesque thatched roof and stunning period features, including beams and a feature inglenook fireplace located in the sitting room. The dining room opens up on to the immaculately kept and well stocked garden with mature borders and a patio entertainment section. Further ground floor accommodation comprises kitchen, WC, boot room and entrance hallway. To the first floor is two double bedrooms, one with fitted wardrobes. The second floor contains a further double bedroom, landing and a bathroom, all with additional storage options. Furthermore outside there is a driveway for two vehicles and a stand alone workshop/ garage. EPC Rating: TBC. Council Tax Band: E.

## HALLWAY

Entrance via solid wooden door. Solid wood flooring. Entry to boot room and dining room.

## BOOT ROOM

Skylight.

## DINING ROOM 15.10m x 13.10m (49'6" x 42'12")

Wooden framed single glazed window to front elevation with secondary glazing. Two wood frame single glazed windows. uPVC double glazed sliding doors to rear garden. Two radiators. Access to kitchen.

## KITCHEN 11.70m x 8.90m (38'5" x 29'2")

Dual aspect wooden framed double glazed windows to front and side elevation. Radiator. Breakfast bar. Integrated double Miele oven. Miele dishwasher. Induction hob. Concealed extractor fan. Stainless steel one and a half sink with stainless steel mixer tap over. Range of wall mounted and base units. Original tiled flooring. Access to utility/boiler room.

## UTILITY/BOILER ROOM

Heated towel rail. Butler sink. Half height tiling. Emersion tank and tiled flooring.

### **LOUNGE 25.50m x 17.00m (83'8" x 55'9")**

Two wooden framed singled glazed windows to front elevation with secondary glazing. uPVC double glazed window to rear elevation. Stained glass decorative window to side elevation. Two radiators. Brick built fireplace. Access to WC. Stairs rising to first floor.

### **WC**

Opaque single glazed window to rear elevation with secondary glazing. Radiator. Low level WC. Wall mounted wash hand basin. Half height tiling.

### **FIRST FLOOR LANDING**

Access to bedrooms one and two. Stairs leading to second floor.

### **BEDROOM ONE 14.80m x 13.60m (48'7" x 44'7")**

Two single glazed wood framed windows to front elevation. Single glazed wood framed window to side elevation. Built in wardrobes. Further built in eaves storage.

### **BEDROOM TWO 17.00m x 6.11m (55'9" x 20'1")**

Wood framed double glazed window to rear elevation. Radiator. Sink in vanity unit with stainless steel mixer tap over.

### **SECOND FLOOR LANDING x ( x )**

Built in eaves storage. Access to bedroom three.

### **BEDROOM THREE 13.10m x 6.11m (42'12" x 20'1")**

Single glazed wooden framed window to side elevation. Radiator. Built in eaves storage.

### **BATHROOM 6.11m x 6.90m (20'1" x 22'8")**

Bath. Heated towel rail. Pedestal sink with stainless steel mixer tap over. Shower cubicle. Low level WC. Full height tiling. Wooden flooring.

### **OUTSIDE**

### **PARKING**

Gravel driveway for multiple vehicles.



## GARDEN

Enclosed by stone walls. Cobbled entrance to front door. Patio section/small courtyard leading to lawned area boarded by a variety of mature shrubs and trees. Log store and oil tank to rear of garden.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

## MATERIAL INFORMATION

Type – Cottage

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – E

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Oil Heating

Parking – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

### AGENTS NOTES

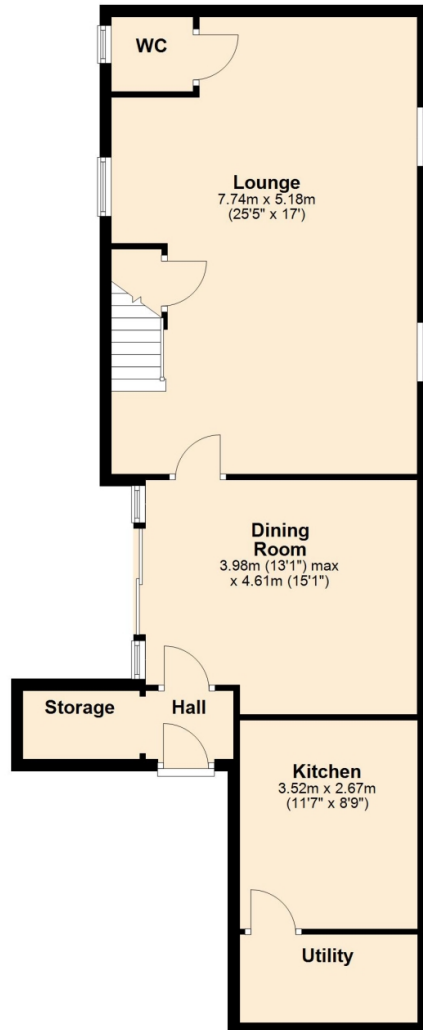
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



# Floorplan

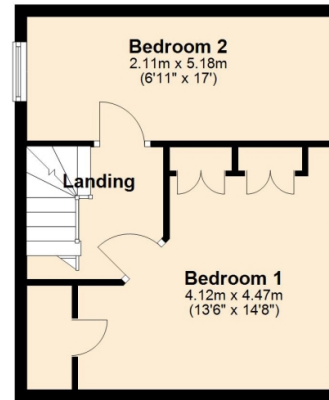
## Ground Floor

Approx. 77.0 sq. metres (828.6 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



## Second Floor

Approx. 15.2 sq. metres (163.3 sq. feet)



Total area: approx. 124.9 sq. metres (1344.6 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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