

£435,000  
Barby Road  
Kilsby, CV23 8XD



## PROPERTY SUMMARY

ASK ABOUT 'HOME HOLD' RESERVE WITHOUT THE NEED TO SELL FIRST

A boutique development by Flemming Homes of just four beautifully crafted 'eco' stone houses, positioned on the peaceful western fringe of the ever-popular village of Kilsby. Offering the perfect blend of village charm and modern living, these thoughtfully designed homes provide an exceptional standard of accommodation in a highly desirable location.

Kilsby is a thriving village community with two public houses, a well-regarded primary school and a community-run village shop for everyday essentials. The village is also steeped in history, with traditional architecture and an attractive conservation area adding to its appeal.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>92</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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