



A large, bright kitchen with white cabinetry, a wooden countertop, and a tiled floor. The kitchen features a double sink, a built-in oven, and a refrigerator. The ceiling has exposed wooden beams and a modern light fixture.



LILBOURNE, CV23 0SY

- ✓ Large, Extended Four Bedroom Semi-Detached Property
 - ✓ A Excellent Opportunity But Work Is Required
 - ✓ En-suite to Bedroom One
 - ✓ Sizeable Driveway For Several Vehicles And Spacious Side Access
 - ✓ Desirable Village Location of Lilbourne
 - ✓ Downstairs WC and Large Utility Room
 - ✓ Huge Rear Garden With Brick Built Shed
 - ✓ Four Large Reception Rooms
 - ✓ Four Piece Family Bathroom



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"I feel I should do a review. I retired from Estate Agency back in June 22 - I still offer coaching for sellers and landlords that want some help, but generally don't get involved any more. I wanted to sell a property but decided I would use the Campbells 'Express Sale Method'. Back in the old days I often sold property this way because I didn't like all the faffing about. And over the last few years selling a property has just got worse and I didn't want any messing about. So I insisted that my property be sold using the 'Express Sale Method'. So I contacted my old friends at Franklins Solicitors in Northampton and instructed them to be ready. I set the Campbells Team a challenge to sell my property, for the best price and have the sale completed within 8 weeks - it is perfectly possible if you know what you are doing. Jamie accepted the challenge. A buyer was found and can you believe, completion took place exactly 38 days from marketing. So it is possible if you follow the 'express sale' method. The team at Campbells are experts, there is no doubt. Expert honest advice, superb marketing to find the buyer, excellent negotiation to achieve the very best price and then Sian who is the best sales chaser and provides the best customer care I have ever experienced - I didn't have to do a thing! I achieve what I wanted, the buyers are happy and I paid 2% to the team... because they looked after me properly. Campbells do look after YOU and Your property properly. Thank you Jamie and Sian. Thank you Franklins.

NAME: Paul, Daventry - 23rd May
ABOUT: Jamie and Sian

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input but, we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



This is a very unique property that offers everything a family needs including the most important thing - lots and lots of space! A great opportunity for someone to buy an attractively priced property in the sought-after village of Lilbourne, an amazing chance to create your very own new home.

A great opportunity for someone to buy an attractively priced property in the sought-after village of Lilbourne and an amazing chance to create your very own new home. We can think of so many things you could do with this home. In fact, the double-apex frontage makes it look like two houses!

We always say that there are a handful of key things you should consider when buying a property; inside space, outside space and location - well it is fair to say that this home ticks all three boxes.

Have a good look at the floor plan as well as the full internal and external property video to help you get to grips with just how big this property is.

Please also have a good look at the photographs because whilst the property is marketed at an attractive guide price, you really must appreciate the work that needs to be done, and the price reflects this.

The current owners have done a fantastic job in creating the space a long long time ago - it just needs someone to finish it off. There is nothing major to do but there will be things you will want to change.

This property offers an incredible amount of space for the price. Boasting four sizeable reception rooms, kitchen, large utility room and WC (and that is just downstairs!).

Even the hallway feels spacious as you enter. The property doesn't need extending further, all you need to do is have a play with the layout. There are plenty of chances to create an open-plan space. Especially to the rear - and you would still have two sizeable reception rooms at the front!

This home certainly offers a lot of versatility.

Upstairs there are four large double bedrooms with a replaced four piece family bathroom. Bedroom one has a really good-sized en-suite too. A spacious landing generously separates the rooms, it almost feels like you can sleep in your own wing of the house!

If it isn't the size of the inside that gets your attention then what really sets this property apart is the brilliant outside space both at the front and the rear.

The spacious driveway offers parking for at least four vehicles and it continues down the side allowing for spacious side access to the rear garden which currently has a brick-built outbuilding - about the size of a small garage.

The rear garden is simply huge and mostly laid to lawn with a modern decking area. It also has a bar! A cracking outdoor space for summer BBQs.



LOCATION

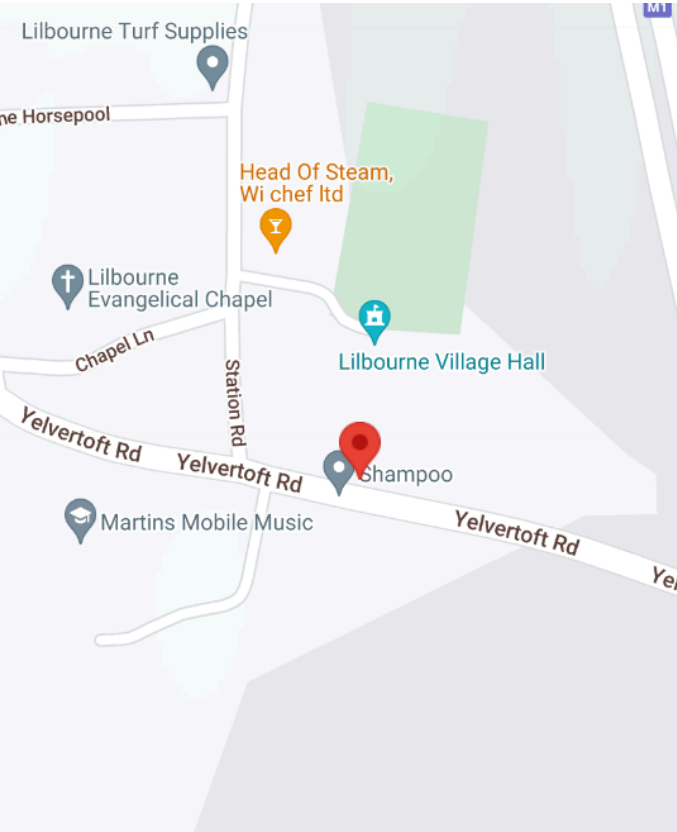
Lilbourne, with its charming character and community vibes, is a highly sought-after village location for young families or anyone looking for a quiet but accessible spot, and this home on the edge of the village is perfect for that, with its scenic surroundings - it has a lovely view to the front over the fields.

Lilbourne village is conveniently located about 5 miles away from Rugby with its wide range of shops and amenities and offers easy access for commuters to the M1, M6, A5 and A14. Rugby station is just over 3 miles away and operates mainline services to London Euston in under 58 minutes.

The village has a lovely sense of community which is seen in the village pub, 'The Head of Steam' (which is just up the road).

There is a community minibus, which takes the younger children to the Primary school in Yelvertoft, runs a shopping service into Rugby and is available for private hire.

Lilbourne also falls within the catchment area for Guilsborough School.



Council Tax: Band A EPC: Rating TBC

“Although this property requires some work, it presents an excellent opportunity to create the house of your dreams.....”

