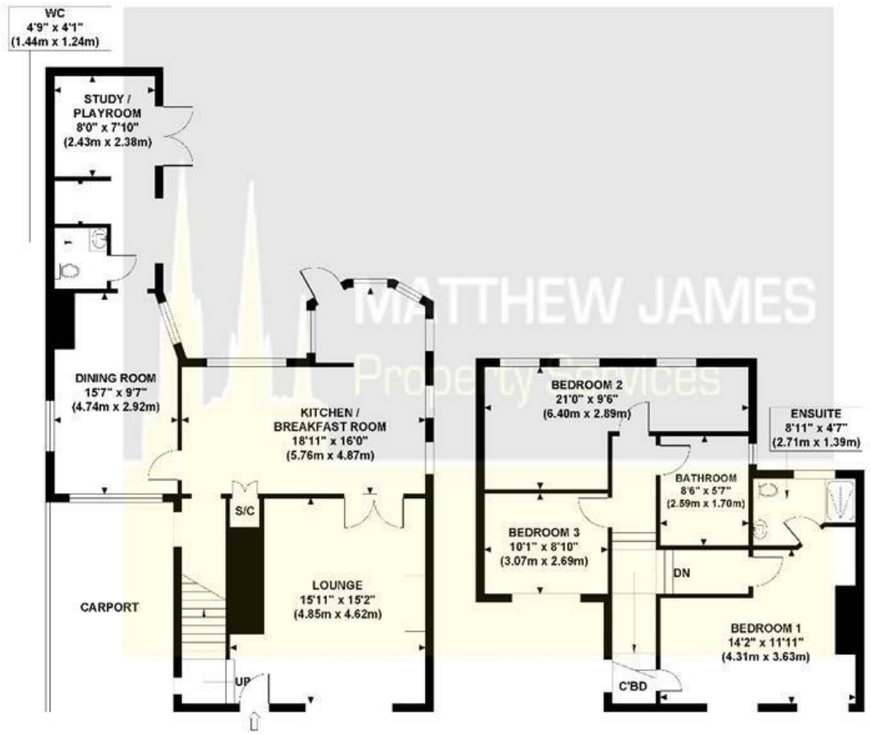
Floor Plan

BROCKHURST LANE

Approximate Gross Internal Area 1415 sq ft / 131.5 sq m

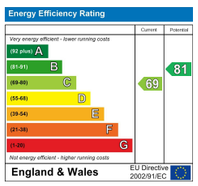


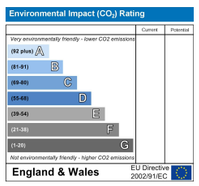
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 820 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 595 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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MATTHEW JAMES
Property Services

44 Brockhurst Lane

Monks Kirby, Rugby CV23 0RA

THREE / FOUR BEDROOMS... MASSIVELY EXTENDED TO THE SIDE AND REAR... OFF ROAD GATED PARKING... OPEN PLAN BREAKFAST KITCHEN... PRIVATE REAR GARDEN... LOVELY VILLAGE LOCATION... MASTER EN-SUITE. Built in the early 1900's, this beautiful original farmhouse forms part of the surrounding Denbigh Estate and would be perfect for someone looking for their first or next family home. Situated in the beautiful village of Monks Kirby and close to a great primary school, public house, village hall and a church and ideal for those that commute, this property really does need to be viewed to appreciate everything that is being offered for sale. Briefly comprising of gated car port parking, lounge with log burner, newly installed open plan breakfast kitchen dining room, pantry / utility room, recently built and added dining room, ground floor cloakroom and further room which could be ideal as a ground floor bedroom / home office or play room. To the first floor there are three double bedrooms with the master having an en-suite shower room and then the family bathroom has both a bath and a walk-in shower enclosure. The property is beautifully decorated throughout with a modern theme whilst keeping the farmhouse feel at the same time. Does this sound like your next family home? Call us now to book your immediate viewing.

Offers Over £440,000

44 Brockhurst Lane

Monks Kirby, Rugby CV23 0RA

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- ** THREE / FOUR BEDROOMS **
- ** OPEN PLAN NEWLY INSTALLED KITCHEN **
- ** MASSIVELY EXTENDED TO THE SIDE AND REAR **
- ** OFF ROAD GATED CARPORT PARKING **
- ** BEAUTIFUL VILLAGE LOCATION **
- ** CLOSE TO A GREAT PRIMARY SCHOOL / VILLAGE HALL / PUBLIC HOUSE & CHURCH **
- ** PRIVATE SOUTH WESTERLY FACING REAR GARDEN **
- ** LOUNGE WITH LOG BURNER **
- ** GROUND FLOOR WC **

Front Elevation & Car Port Parking

Lounge
15'11 x 15'2 (4.85m x 4.62m)

Kitchen / Breakfast Room
18'11 x 16'0 (5.77m x 4.88m)

Pantry / Utility Room:

Dining Room
15'7 x 9'7 (4.75m x 2.92m)

Inner Hallway

WC
4'9 x 4'1 (1.45m x 1.24m)

Study / Playroom / Bedroom Four
8'0 x 7'10 (2.44m x 2.39m)

First Floor Landing

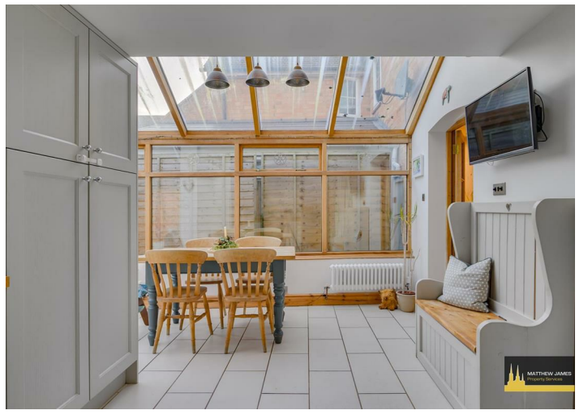
Master Bedroom
14'2 x 11'11 (4.32m x 3.63m)

Master En-Suite
8'11 x 4'7 (2.72m x 1.40m)

Bedroom Two
21'0 x 9'6 (6.40m x 2.90m)

Bedroom Three
10'1 x 8'10 (3.07m x 2.69m)

Family Bathroom
8'6 x 5'7 (2.59m x 1.70m)

Rear Garden

Directions