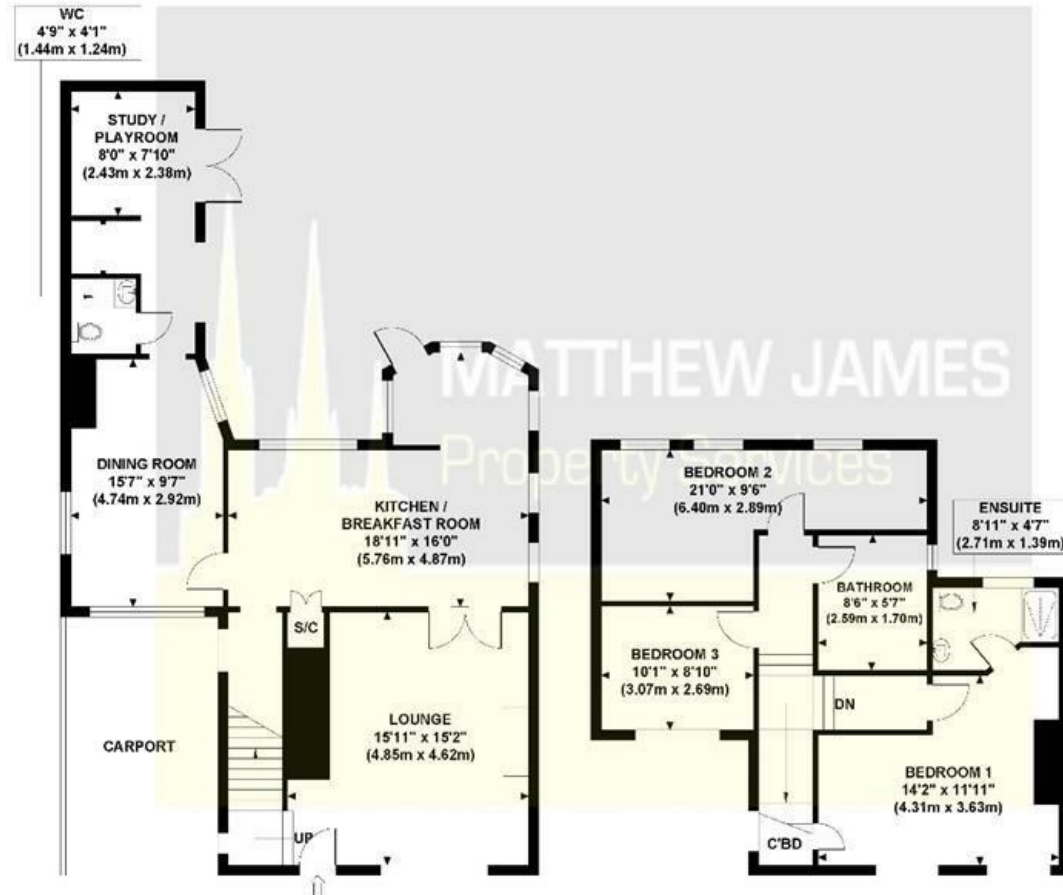


# BROCKHURST LANE

Approximate Gross Internal Area 1415 sq ft / 131.5 sq m

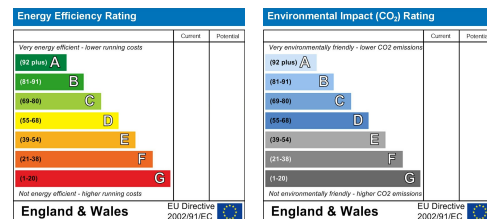


**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 820 SQ FT**

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 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**

### CONTACT INFORMATION

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# 44 Brockhurst Lane

Monks Kirby, Rugby CV23 0RA



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

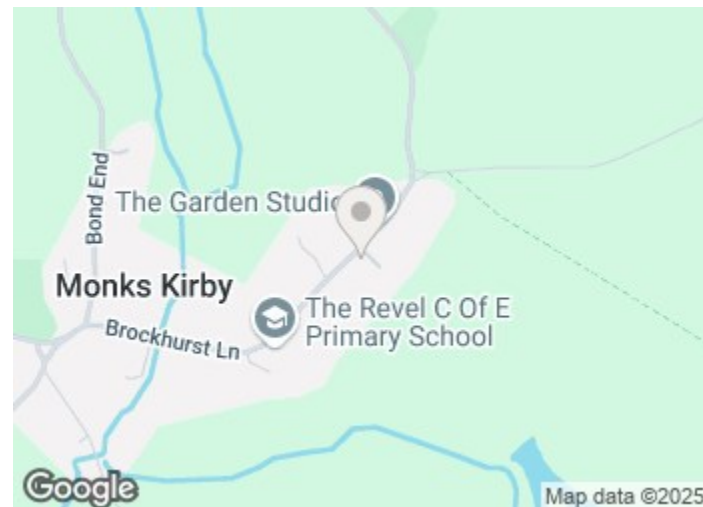
**Master En-Suite**  
8'11 x 4'7 (2.72m x 1.40m)

**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

