



**EDWARD KNIGHT**  
ESTATE AGENTS

83 BROCKHURST LANE, MONKS KIRBY, RUGBY, CV23 0RA

£450,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this four bedroom detached property with detached double garage situated on a beautiful stretch of road within the highly desirable conservation village of Monks Kirby.

This four bedroom home occupies an enviable plot with a large, private, west facing rear garden and double garage with driveway with parking for several vehicles. The internal accommodation does need modernisation throughout, however the property is perfectly liveable and could easily be considered a family project to take on over time.

The rooms include an entrance hall, sitting room, dining room, kitchen, utility room, ground floor WC, family bathroom and four bedrooms with built in wardrobes and the master including a dressing room and en suite shower room.

This property is being offered to the market with no onward chain, viewings are strictly by appointment with Edward Knight Estate Agents Regent Street office.



#### LOCATION

The picturesque village of Monks Kirby is a designated village conservation area and boasts an array of eye catching architecture and beautiful cross country walks to neighbouring villages. The village landscape is dominated by St. Edith's church, a grade I listed building, which was founded in the 11th century. There is also a popular public house as well as a well-supported village hall and The Revel Church of England Primary School.

Monks Kirby is perfect for commuters with many of the residents working in Rugby, Leicester, Birmingham, and London. The M1, M6, M69, M42, A5 and A361 are all within easy reach and there is an excellent high speed Train service from Rugby Railway Station to London Euston in under 50 minutes.

A good selection of independent and state senior schooling, including several grammar schools and the world renowned Rugby School, can be found in nearby Rugby, Lutterworth and Coventry. Primary schooling is provided within the village at The Revel Church of England Primary School which is very well regarded.

## GROUND FLOOR

### ENTRANCE HALL

12' 3" x 6' 9" (3.73m x 2.06m)

### SITTING ROOM

11' 10" x 23' 10" (3.61m x 7.26m)

### CLOAKROOM

3' 2" x 6' 10" (0.97m x 2.08m)

### DINING ROOM

14' 10" x 9' 10" (4.52m x 3m)

### KITCHEN

9' 10" x 11' 2" (3m x 3.4m)

### UTILITY ROOM

9' 10" x 8' 4" (3m x 2.54m)



## FIRST FLOOR

### LANDING

### MASTER BEDROOM

14' 8" x 12' 0" (4.47m x 3.66m)

### DRESSING AREA

8' 4" x 8' 9" (2.54m x 2.67m)

### ENSUITE

3' 2" x 8' 8" (0.97m x 2.64m)







**BEDROOM TWO**

9' 8" x 13' 5" (2.95m x 4.09m)

**BEDROOM THREE**

10' 8" x 8' 7" (3.25m x 2.62m)

**BEDROOM FOUR**

8' 6" x 8' 6" (2.59m x 2.59m)

**BATHROOM**

11' 1" x 6' 6" (3.38m x 1.98m)

**OUTSIDE**

**GARAGE**

23' 0" x 14' 0" (7.01m x 4.27m)





| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 79        |
| (55-68) <b>D</b>                                   | 57      |           |