







3 Bedroom House - Semi-Detached

located on Bond End, Rugby

£499,800

UP Estates

UP Estates

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£499,800

- BEAUTIFULLY UPDATED CHARACTER PROPERTY
- THREE SPACIOUS DOUBLE BEDROOMS
- STUNNING COUNTRYSIDE VIEWS
- OPEN PLAN LIVING & DINING ROOM WITH MULTI FUEL STOVE
- REFITTED KITCHEN WITH ISLAND & INTEGRATED APPLIANCES
- MODERN ENSUITE & FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- LARGE GRAVEL DRIVEWAY
- POTENTIAL TO EXTEND (STPP)
- SOUGHT AFTER VILLAGE LOCATION

NO ONWARD CHAIN | CHARACTER PROPERTY | THREE DOUBLE BEDROOMS | STUNNING COUNTRYSIDE VIEWS | BEAUTIFULLY UPDATED | POTENTIAL TO EXTEND (STPP)

Nestled in the heart of the sought after village of Monks Kirby, this beautifully presented character home blends period charm with modern living. Sympathetically updated by the current owners while retaining original features, including sash windows, the property also offers exciting potential for further extension, subject to the necessary planning permissions.

The ground floor features a spacious open plan living and dining room with bespoke alcove storage, herringbone LVT flooring and a multi fuel stove, creating a warm and inviting family space. This flows into the stunning refitted kitchen, complete with a central island, shaker style units, integrated appliances and quality worktops. A downstairs WC completes the ground floor.

Upstairs, the principal bedroom enjoys breathtaking countryside views, built in storage and a modern ensuite shower room. Two further double bedrooms, one with additional storage, are served by a stylish family bath and shower room with a freestanding bath, separate shower and skylight.

Externally, the landscaped rear garden enjoys uninterrupted views across open fields and features a spacious patio and lawn, making it ideal for outdoor entertaining. To the front, a generous gravel driveway provides ample off road parking with potential to extend if required.

Located in the desirable village of Monks Kirby, the property is within the catchment for the highly regarded Monks Kirby Church of England Primary School and offers excellent access to surrounding towns and commuter links.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Bond End, Monks Kirby, Rugby





Total Area: 123.9 m² ... 1334 ft²

All measurements are approximate and for display purposes only

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