



Bond End, Monks Kirby, Rugby, CV23 0RD



GUILD HOUSE
Estate Agents



This deceptively spacious period property has been sympathetically and stylishly updated in recent years by the current owners being considerate to its age and enhancing beautiful features like the sash windows. Yet the property still offers plenty of potential to extend further subject to planning. In brief the accommodation comprises: large living/dining family room with multi fuel stove, bespoke alcove storage and 'herringbone' LVT flooring. This fantastic family space opens up into a stunning refitted breakfast kitchen with feature island. The kitchen is fitted with a comprehensive range of soft grey shaker style units, incorporating high grade appliances and storage solutions to include pull out larder, recycling bins, integrated fridge/freezer, dishwasher, washer/dryer, wine cooler, oven, combi microwave oven, induction hob and extractor. All complimented perfectly by slim profile resin work surfaces. Completing the ground floor is a handy cloakroom/w.c.

To the first floor the master bedroom boasts spectacular views across the open countryside, a built in storage cupboard and a great addition to this bedroom is the en suite shower room. Continuing along the landing there is plenty of built in storage, a gorgeous luxury refitted family bathroom with freestanding bath, gold hardware, skylight and separate shower enclosure. There are two further good sized double bedrooms, one of which benefits from a large storage cupboard. The property further benefits from gas central heating throughout.

Externally, the rear garden comes into its own with panoramic views across open fields. Fully enclosed by timber fencing, lawned area and expansive paved patio, perfect for entertaining outdoors. There is a secure gate leading to the front garden which is mainly laid to lawn and the gravelled driveway which could be extended further if more parking is required.

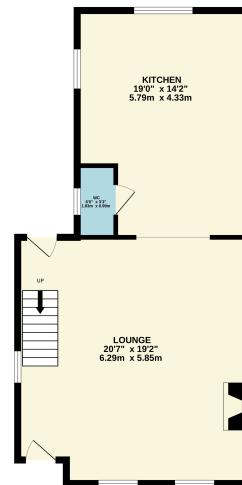
This charming character property must be viewed to be fully appreciated.



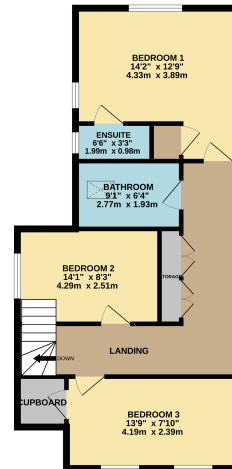
- CHARACTER PROPERTY
- THREE DOUBLE BEDROOMS
- POTENTIAL TO EXTEND FURTHER
- UNOBSTRUCTED VIEWS OVER COUNTRYSIDE
- REFITTED BATHROOM & ENSUITE
- REFITTED KITCHEN WITH ISLAND
- LANDSCAPED GARDENS
- LARGE DRIVEWAY
- MONKS KIRBY VILLAGE
- EXCELLENT PRIMARY SCHOOL



GROUND FLOOR
691 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.