



IRIS COTTAGE MAIN STREET MONKS KIRBY CV23 0QX

Entrance Hallway · Sitting Room with Open Plan Kitchen · Lean-To Utility · Two Bedrooms · Principal Bathroom · Front and Rear Gardens · Three Stores

EPC rating E

DESCRIPTION

Iris Cottage is accessed via the entrance hallway with stairs rising to the first floor with storage cupboard under and further door into the sitting room.

The sitting room has an open fireplace with a wooden surround and feature alcove storage book shelving to the side. Open plan kitchen comprising matching wall and base units with roll edge worksurfaces incorporating a circular stainless steel bowl and drainer with mixer tap. Integrated six ring gas hob with oven below and extractor over. Small breakfast bar with splash back tiling.

Lean- to utility with matching low level units with a stainless steel sink and drainer with roll edge work surfaces and space for utilities.

The first floor comprises two double bedrooms and bathroom comprising panelled bath with telephone shower mixer tap and pedestal wash hand basin and WC. Door to airing cupboard housing the Logic boiler.

PRETTY CHARACTER COTTAGE SITUATED IN THE HEART OF THE POPULAR VILLAGE OF MONKS KIRBY. REQUIRING MODERNISATION YET BOASTING A WEALTH OF CHARM AND SET WITHIN A GOOD SIZED PLOT OFFERING GREAT SCOPE FOR IMPROVEMENT. (SUBJECT TO THE USUAL REGULATIONS)



OUTSIDE

The front garden is enclosed with picket fencing with pathway to front door and stocked with plants, flowers and shrubbery.

The rear garden has double timber gated access to the front with paved access to the brick built outbuildings providing ample storage and could be incorporated into potential accommodation (subject to planning)

The rear garden is of a good size, is fully enclosed, part walled and mainly laid to lawn. Well stocked with an abundance of shrubbery trees and flowers with a good degree of privacy and some Church views.

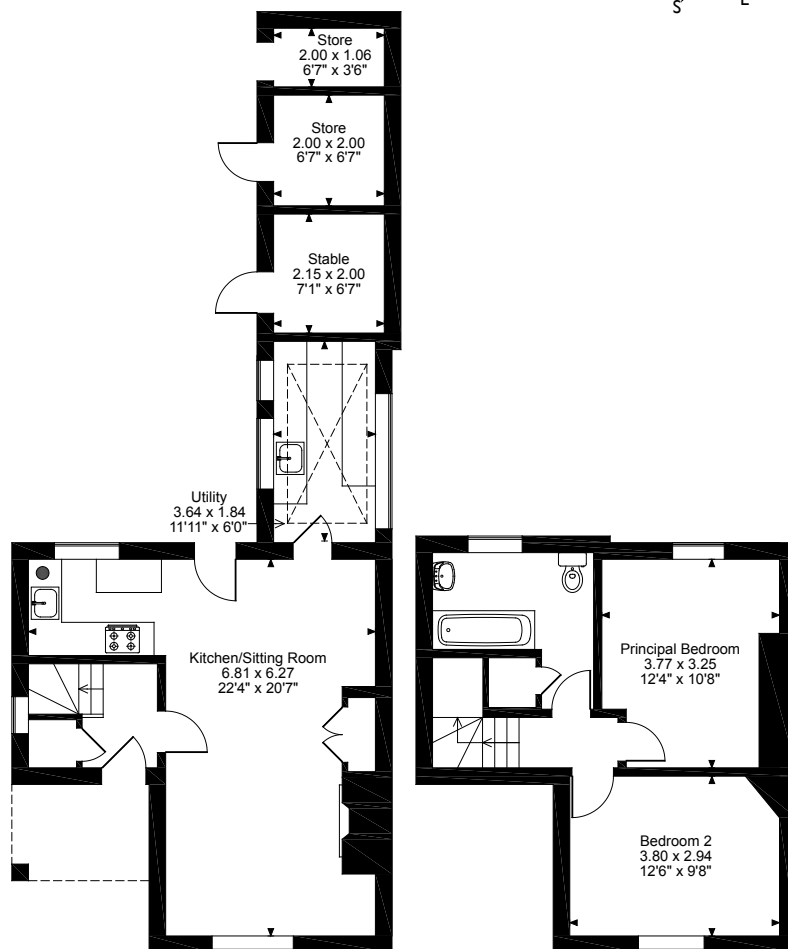
LOCATION

Monks Kirby is an attractive village with a church, a public house and a well regarded primary school. Secondary education can be found in Rugby, Lutterworth and Coventry.

- M1 (Junction 20) 5 miles
 - M6 (Junction 1) 6 miles
 - Rugby Railway Station 9 miles
(London Euston 52 minutes & Birmingham New Street 50 minutes)
- All times and distances are approximate



Iris Cottage, Monks Kirby, Warwickshire
 Approximate Gross Internal Area
 Main House = 78 Sq M/840 Sq Ft
 Outside Store = 11 Sq M/118 Sq Ft
 Total = 89 Sq M/958 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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