



IVY HOUSE
HEY COURT, BARROWDEN

JAMES
SELICKS



“... THREE-BEDROOM, LIMESTONE BUILT VILLAGE HOME ...”

Ivy House is a three-bedroom, limestone built village home with light-filled accommodation, off-road parking, garaging and a well-established, West-facing garden, sitting on the edge of the sought-after village of Barrowden.

Breakfast Kitchen • Two Reception Rooms • Downstairs Cloakroom • Three Bedrooms • Family Bathroom, One Ensuite • Private Driveway, Ample Off-Road Parking • Single Garage • West-Facing Garden • Edge of Village Location • EER - C •

Ground Floor

Enter the property into a spacious entrance hall with built-in storage and access to the ground floor accommodation. To the left is the spacious, L-shaped open plan living kitchen with a dual-aspect and ample space for both seating and dining areas. The kitchen itself has a comprehensive range of shaker style units with a variety of integrated appliances, space for both an American style fridge freezer and Range style cooker and a central island with a timber top. There is a door from the kitchen into the integral garage and a French door opening out to the rear patio and garden beyond.

To the right of the entrance hall is the dual-aspect reception room, spanning the depth of the property with a feature and gas fire inset.

First Floor

Stairs rise to the first-floor landing giving way to the bedroom and bathroom accommodation. The master bedroom is of a generous size complete with both a dressing area including built-in wardrobes and an ensuite shower room. There are a further two double bedrooms, one with ample built-in storage and both being served by the family bathroom. The family bathroom comprises a shower bath, wash hand basin, low flush lavatory and heated towel rail.



Outside

To the front of the property there is ample off-road parking with access to the single garage with electric door.

To the right-hand side there is a five-bar hand gate leading round the wonderfully mature, west-facing rear garden. The garden is mainly laid to lawn with an array of well-established soft planting creating year-round interest and privacy. A large patio sits adjacent to the open plan living kitchen providing a fantastic space for outdoor entertaining.



“... WONDERFULLY MATURE, WEST-
FACING REAR GARDEN ...”

Location

Barrowden is a pretty village set around a green with views of the rolling hills of Rutland. Local village amenities include a doctor's surgery, a village shop and a pub, The Exeter Arms. The local towns of Uppingham and Stamford are close by and provide excellent shopping facilities as well as bars and restaurants. Situated close to the A47, Barrowden is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council –Tax Band E

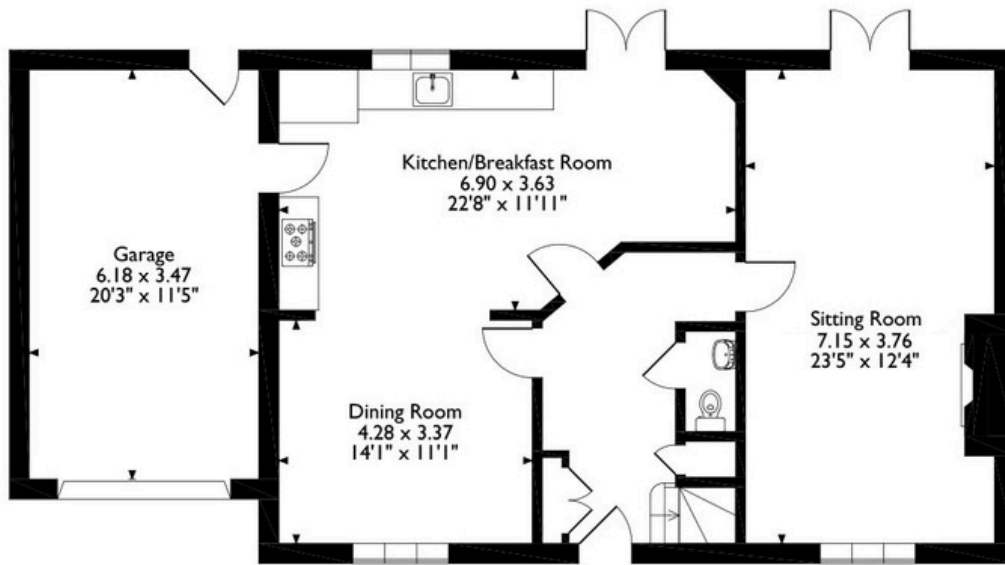
Tenure

Freehold





Ivy House, 4 Hey Court, Barrowden, Oakham, Rutland LE15 8FF
House Total Approx. Gross Internal Floor Area incl. Garage = 1873 ft² / 165 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.