



DOVECOTE CLOSE
BARROWDEN, RUTLAND

JAMES
SELICKS



“... FOUR-BEDROOM, DETACHED FAMILY HOME ...”

A four-bedroom, detached family home with a private driveway, garaging and a sunny west-facing garden, sitting in a cul-de-sac location in the sought-after village of Barrowden.

Breakfast Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Double Garage • West-Facing Garden • Sought-After Village Location • EER - E •

Ground Floor

The ground floor in brief comprises a breakfast kitchen, two reception rooms, a large utility room and a downstairs cloakroom. The breakfast kitchen sits to the rear of the property with a window overlooking the garden. There is a good range of fitted units with a variety of integrated appliances to include two integrated fridges, a dishwasher and a Neff oven with self-cleaning facility plus, ample space for dining furniture. Adjacent is the large utility room offering further storage, space for white goods, a door out to the garden and an integral door into the double garage. The two reception rooms, both of generous proportions, sit to the left of the entrance hall. The dual-aspect living room is at the front of the property with a gas fire and a door into the dining room which then has a French door opening out to the rear garden.

First Floor

To the first floor, the light and airy landing gives way to the bedroom and bathroom accommodation complete with three double bedrooms and a single that is currently used as a study. The vaulted master bedroom has a dual aspect allowing plenty of natural light and is complemented by an ensuite shower room. The second bedroom offers ample built-in wardrobes and the third has space for free-standing furniture. Both of these bedrooms are served by a family bathroom. The family bathroom comprises a large walk-in shower, bath, wash hand basin, low flush lavatory and heated towel rail.



Outside

To the front of the property is a gravelled driveway providing ample off-road parking with access to the double garage with up and over door plus an electric vehicle charging point. There are lawned areas to either side with specimen trees and mature shrubs and a pedestrian hand gate leading down the right-hand side to the sunny west-facing garden.

The rear garden has been beautifully-landscaped, predominantly laid to lawn with multiple seating areas and raised borders with an array of floral borders creating year-round interest. The garden is fully enclosed with hedging to the rear border offering a wonderfully private outdoor space to enjoy throughout the summer months.



“... SOUGHT-AFTER VILLAGE
LOCATION ...”

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 and pharmacy, a village shop and a pub, The Exeter Arms. The local town of Uppingham is close by and provides 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. The property was fitted with a brand new boiler in November 2023 with a 10-year guarantee.

Rutland County Council –Tax Band E

Tenure

Freehold

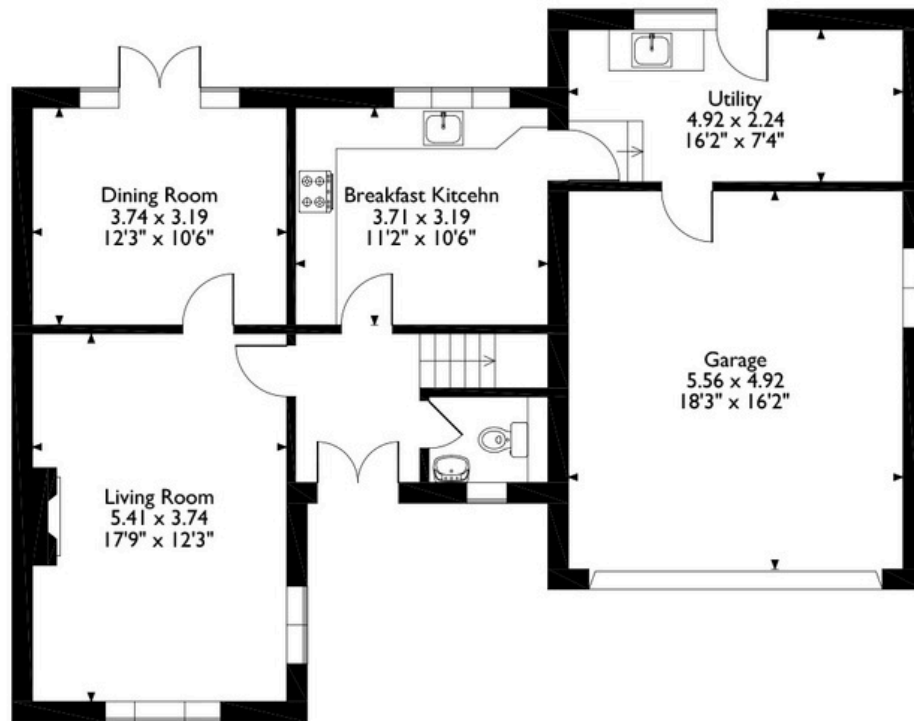




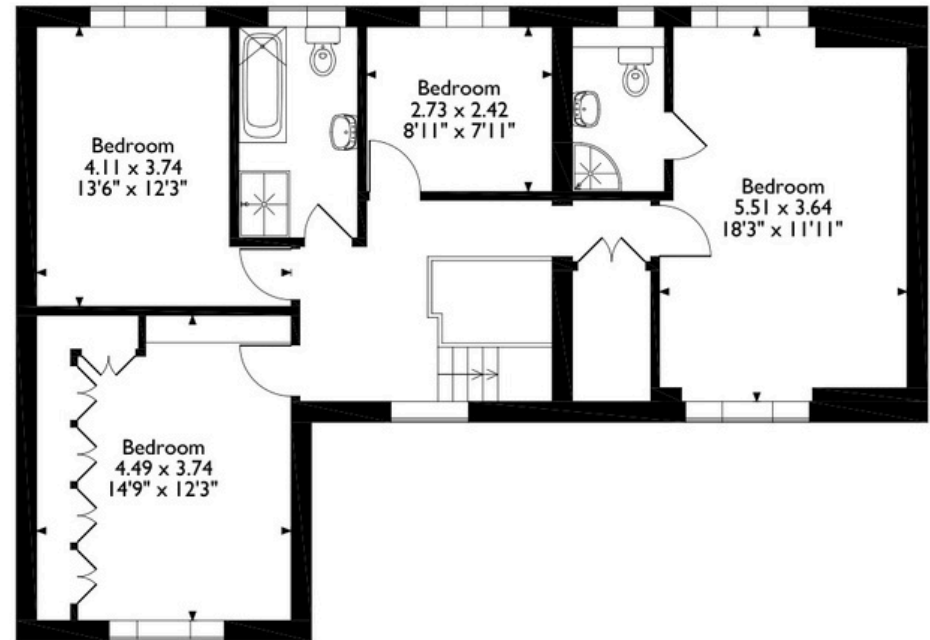
19 Dovecote Close, Barrowden, Oakham, Rutland LE15 8ET

House Total Approx. Gross Internal Floor Area incl. Garage = 1905 ft² / 177 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor



JAMES SELICKS

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437

oakham@james sellicks.com

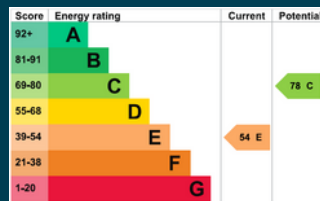
Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554

www.james sellicks.com



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.