

GUIDE PRICE:
£850,000

JAMES
SELICKS



Barley House

1 LAMBERT CLOSE, MIDDLETON, MARKET HARBOROUGH LE16 8ZB



A simply stunning, four-bedroom, detached executive family home, built by renowned and award-winning Rutland developers Hereward Homes. Built in 2018 using Stamford limestone and traditional techniques with a contemporary design, this spacious home offers flexible open plan living designed for modern life. Idyllically located on a quiet unadopted road of just three properties, and bordering open countryside with views of the Welland Valley, this fine village home is offered with the Agent's strongest recommendations for an early viewing.

Detached four-bedroom home • Immaculately presented throughout • Underfloor heating to the ground floor • Oak internal doors throughout • Double height reception hallway • Superb open plan living kitchen with bifolds • Spacious sitting room • Master suite with walk-in wardrobe and ensuite bathroom • Bedroom two with ensuite • Two further double bedrooms • Family bathroom • Landscaped gardens • Double garage and driveway • Remaining LABC warranty until 2028

Accommodation

Barley House is highly specified throughout with quality joinery and fittings. It is entered via a spacious double height reception hall with tiled flooring which continues through into the open plan living kitchen. An oak staircase on the left rises to the first-floor galleried landing and has a handy understairs storage cupboard beneath. To the right is a guest cloakroom with a wash hand basin with storage beneath, WC, tiled flooring, and a window to the front elevation. The generous sitting room runs the length of this home, has engineered oak flooring, ceiling coving and is a bright room filled with an abundance of natural light by virtue of a triple aspect comprising French doors to the rear, two windows to the side and a window to the front elevation. A feature stone fireplace takes centre stage and has a log burning stove inset.

A key feature of this home is the impressive open plan living dining kitchen. The same flooring from the reception hall flows through into the kitchen area, and round to the dining and seating areas. The kitchen has a comprehensive range of sleek shaker style cabinets and soft closing drawers with granite worksurfaces and upstands over. There is a large island with matching cabinetry and granite worktop providing a breakfast bar, CDA wine cooler and feature pendant lighting above. An undermounted sink takes in the view of the garden, and Neff integrated appliances include a double oven including a microwave/steamer and warming drawer, induction hob with extractor over, a dishwasher and a fridge and freezer. Off the kitchen is the utility room with a further range of cabinets and worksurfaces, a sink and drainer, space and plumbing for a washing machine and dryer, gas Worcester boiler and a door to the side elevation. The kitchen flows through into a dining area, again with feature pendant lighting, which is open to the seating area with bifold doors giving access to the landscaped rear gardens.

Stairs rise to a fabulous galleried landing which gives access to all the bedroom accommodation, where all four bedrooms enjoy beautiful open countryside views. The loft is lit, insulated, partially boarded, and has a drop-down ladder for access. The master bedroom suite is located to the rear of the property and benefits from a large walk-in wardrobe. The splendid ensuite bathroom comprises a contemporary white suite of a low flush WC, twin wash hand basins with storage beneath and a mirror over, a bath and double shower enclosure with rainforest shower head. The walls are half tiled, the floor fully tiled and there is a window to the rear elevation. Bedroom two, again, is to the rear, and has two double wardrobes with oak cottage style doors, a window to the rear and an ensuite shower room. There are two further double bedrooms, both with windows to the front and two double wardrobes with oak doors. The family bathroom consists of a three-piece contemporary white suite with a WC, wash hand basin, panelled bath with shower over, half tiled walls and tiled flooring. An airing cupboard completes the internal accommodation.





Outside

To the front Barley House sits behind a Clipsham limestone wall and has an enclosed front lawned garden with mature planted shrubs, and a path to the driveway.

To the rear are landscaped gardens providing two entertaining terraces immediately abutting the house accessed from the sitting room and open plan living dining kitchen. There is also a sun trap patio with lovely views of the garden and neighbouring paddock. Lawned areas have well-stocked mature shrub and herbaceous borders creating year-round interest. The gardens benefit from a 62m stone perimeter wall providing an attractive backdrop to the borders. There is a dedicated vegetable and fruit growing zone to the garden, including a raised bed and greenhouse. A path running to the rear gate, provides access to the double garage and driveway with space to park 4 cars. The garage has two electric twin doors, and benefits from power and lights. There is external lighting and power, an outside tap, CCTV, and a burglar alarm system.

Location

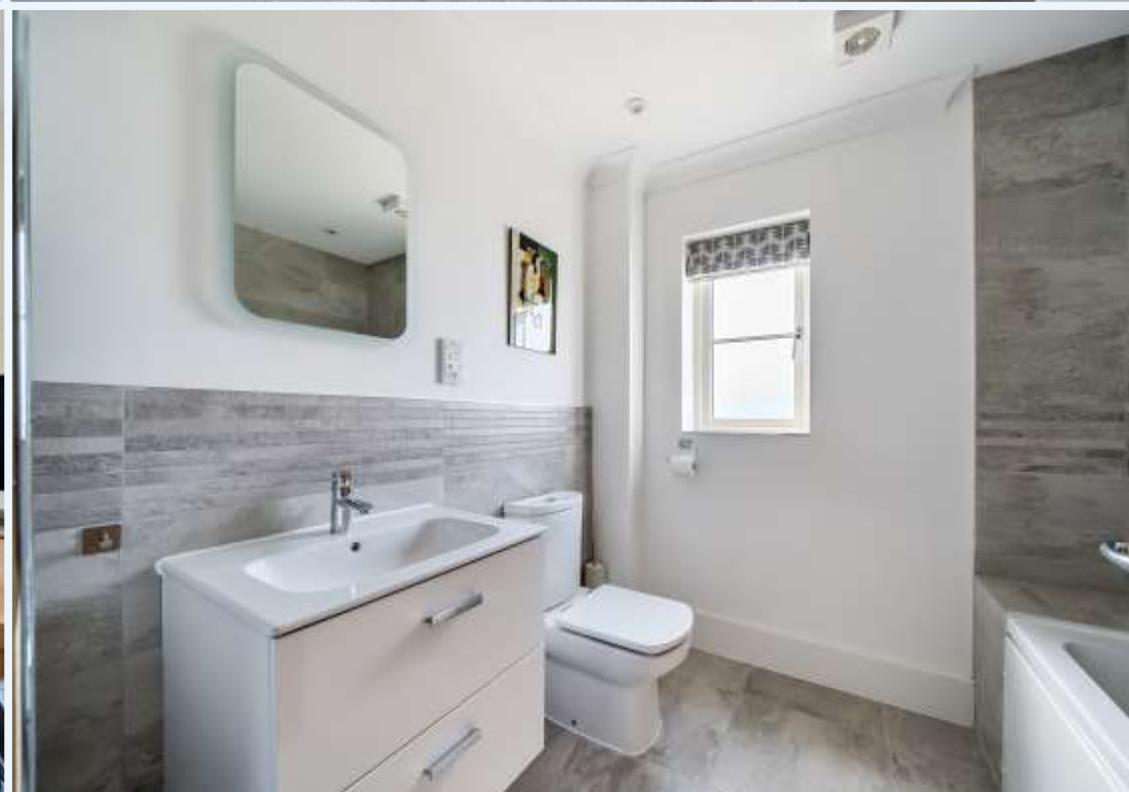
Middleton is a pretty rural village lying eight miles east of Market Harborough. The adjacent village of Cottingham offers a parish church, village shop with café, a public house, a village hall, and an OFSTED rated 'good' primary school. Middleton is well placed for access to Market Harborough, Uppingham, Corby and Kettering town centres. The property is close to the van Oppen polo club with its pleasant Safari bar and the Rockingham Wheelers cycling club.

For commuters mainline rail can be found (London St Pancras), at Market Harborough, Corby, and Kettering, while major road networks including A14, A1, M1/M6, considered by the UK Logistics sector as The Golden Triangle, are all readily accessible. The historic village of Rockingham is situated at two and half miles distance. An abundance of local walks, from the village into the Welland valley, as well as East Carlton Country Park are on the doorstep of the village.

Satnav Information

The property's postcode is LE16 8ZB, and the house name is 'Barley House'.







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Barley House, Middleton, Market Harborough, LE16

Approximate Area = 2369 sq ft / 220 sq m (excludes void)

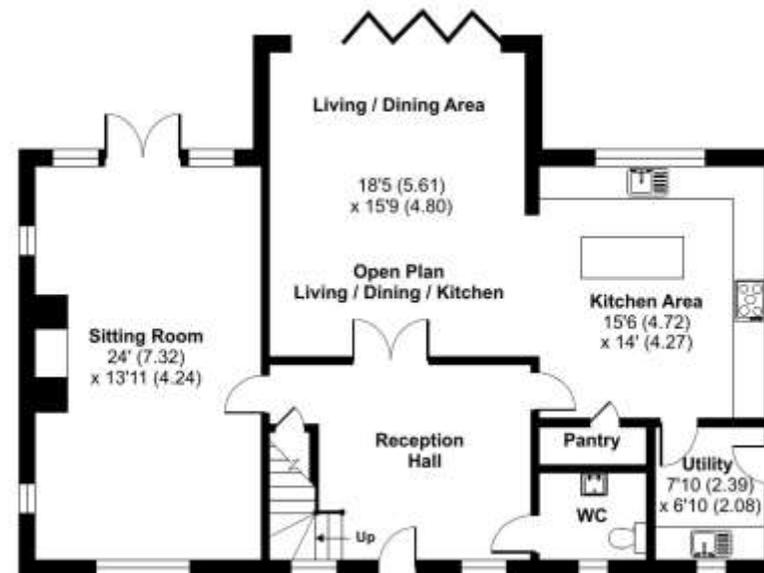
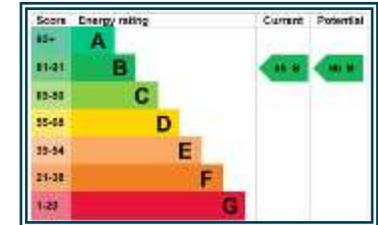
Garage = 383 sq ft / 35.6 sq m

Total = 2752 sq ft / 255.6 sq m

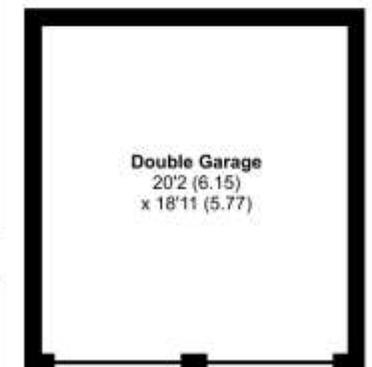
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



- Tenure: Freehold
- Local Authority: North Northamptonshire Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: G
- Road: Lambert Close is private and not adopted
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: FTTC
- Non-standard construction: Believed to be of standard construction
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

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Measures 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.



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