

Tippings Lane Barrowden

Hurfords



- Character Stone 3 Bedroom Home
- Exposed Stone/Log Burner
- South Facing Front Garden
- Enclosed Garden
- Popular Village close to Stamford & Uppingham
- Off Road Parking for 2 Cars
- Tenure: Freehold
- EPC: C
- Council Tax: D

9 Tippings Lane Barrowden LE15 8EW

The Property

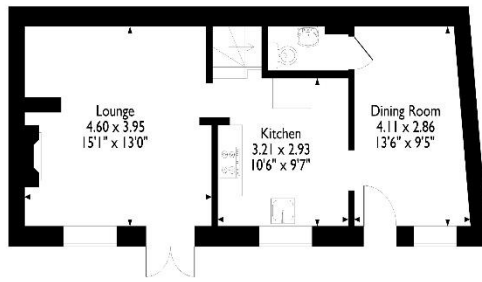
This beautifully presented 3 bedroom home is situated in the heart of Barrowden, a sought after village close to great commuting routes, Stamford & Uppingham. Spread over 3 floors the home boasts bags of character features including exposed stone and oak beams, also benefits from off road parking.

Entering through the front door you are met with a large area currently housing the dining room. Featuring a quarry tiled floor and half panelled walls adding to the country features of this home. To the end of this room benefits from a downstairs W/C ideal for when entertaining or families. Moving through to the central kitchen, this is a generous space offering a range of base and wall units in a country style also benefitting from an integrated dishwasher, Hotpoint oven, microwave & warming drawer and an induction hob. There is also space for a washing machine under the worktop. From the kitchen you are met with a large lounge, this stunning room oozes character with exposed stonework, oak beams and a log burner, ideal for those cooler evenings finished in an oak laminate floor. This room has double French doors opening up to the garden area.



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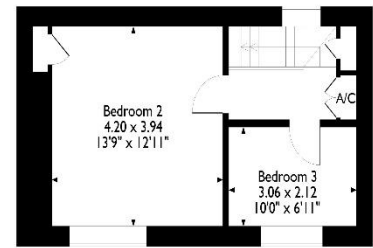
9 Tippings Lane, Barrowden, Oakham, Leicestershire
Approximate Gross Internal Area
105 Sq M/1131 Sq Ft



Ground Floor

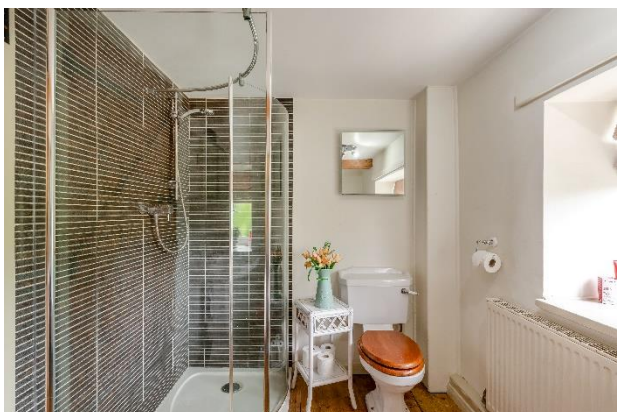


First Floor



Second Floor

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Moving upstairs through a generous landing you reach the first floor that houses the family bathroom. This bathroom is a great size and comprises from a roll top freestanding bath as well as a large separate shower, pedestal basin & W/C. Additionally on this floor is the master bedroom. With stripped pine floors and a large beam, again showing off the character of this home. The master bedroom is a great size and also features a fitted wardrobe set in to the side of the chimney breast. Moving to the second floor there are 2 further bedrooms, both with dormer windows maximising the light and space. Bed 2 mimics the master bedroom in size but slightly larger and also has fitted storage to the side of the chimney breast. Bed 3 although the smallest is still a generous single room and on the landing there is further storage and an airing cupboard.

Externally to the front there is plenty of space for off road parking and an enclosed garden space with plenty of paving for outside dining and drinking as well as a lawn area, mature beds and space for a shed.

Viewing this property is essential to take in the amount of character on offer in this beautiful stone house!

Tenure: Freehold

EPC Rating: C

Council Tax Band: D



Hurfords

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