

**HENDERSON
CONNELLAN**



“Period Elegance!”



**Ivydene,
High Street,
Naseby
NN6 6DD**



“Period Elegance!”

Situated in the highly desirable and picturesque village of Naseby, this stunning detached property was built in 1924 and is a stunning example of 20’s architecture with its red-brick and white-rendered frontage, high ceilings, picture rails, original staircase and doors, ceiling roses, coving and with the added benefit of a double garage with the potential to be utilised as an annex!





Property Highlights

Located within the desirable village of Naseby in the rolling Northamptonshire countryside, the property is within walking distance to the local village shop, pub, church, village hall and countryside walks are on the doorstep. The primary school has received a Good Ofsted report and the property lies within the catchment of Guilsborough Academy. Market Harborough is also a short drive away boasting a variety of independent local shops and restaurants, and a train station with commuter rail links into London St Pancras within an hour.

Entrance through the stunning and original stained glass front door into the beautiful and open reception hall boasting herringbone Amtico flooring, a period-style radiator, a picture rail, a beautiful archway, 1920's original doors and the original timber staircase flows up to the first-floor landing. A WC also sits underneath the stairs with a low-level WC and a wash hand basin.

Impressively proportioned and immaculately finished living room with a wealth of period charm with its postcard bay-window, high ceilings, picture rail, timber fireplace with a log burner and the modern benefit of high quality Amtico flooring.

Second reception room featuring the original timber flooring that has been lovingly restored by the current owners, another picture-perfect deep-bay window, a decorative fireplace with a timber surround, picture rails, original coving and double doors open through to the garden room.

Property Highlights

Light and airy garden room, benefitting from a solid roof making the room useable year-round and offering the perfect place to sit and watch the sunset over the fields in the distance.

Impressive and extended kitchen/dining/family room comprising engineered timber flooring, a beautiful bay window to the front elevation, an open fireplace with the potential for a log burner (subject to relevant consent) and a door out to the rear garden.

The kitchen comprises a host of eye and base level solid timber shaker style fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, two integrated fridges, an integrated dishwasher and space for a Rangemaster cooker.

Separate utility room with continued shaker style units, ceramic tiled flooring, a stainless-steel sink and housing the floor-mounted oil-fired boiler. A guest WC leads off the utility room with continued tiled flooring and a white two-piece suite.

Stunning first floor landing with a window halfway overlooking the fields in the distance. The corridor leading off the landing provides access to the fully boarded attic via a hatch with a drop down ladder.



Property Highlights

Immaculately presented main bedroom boasting high ceilings, a decorative fireplace, picture rails and a stunning en suite bathroom. The en suite comprises ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

Three further bedrooms, all of which are double in size with bedrooms two and four boasting the two beautiful bay windows with stained glass windows and period archways. The fifth bedroom has been created by partitioning off the fourth bedroom for a fantastic study area/single bedroom, but could easily be changed back to a much larger bedroom if required.

Separate shower room next to bedrooms two, four and five with ceramic tiled flooring, a low-level WC, a vanity enclosed wash hand basin and a double-width shower enclosure with a fitted shower over.

Family bathroom comprising ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin, a panel enclosed bath and a corner shower.

Detached double garage with two manual up and over doors, a door into the rear store room and benefitting from a fully-plastered room above. The rear storeroom provides doors out into the garden and the entire unit offers the potential to be changed into an annex for multi-generational living (subject to relevant consents).





Outside

Impressive from the outside, the property surprises you as you pull in from the road through two high level laurel hedges adding privacy and flows up to the stunning red-brick and white rendered frontage. A multitude of mature plantings, trees and spring flowers line the gravelled driveway, splitting left and right with access to the garage and further parking on the right-hand side offer in off road parking for five to six cars. Access to the rear garden is via both sides with the left-hand side offering the picturesque walk through the garden to the rear doors.

The rear garden is a real sun trap as it wraps around the garden and offers south and west-facing aspects depending on where in the garden you are. Leading from the rear kitchen doors there is a patio area with ample space for outdoor dining and a magnolia tree adds a touch of privacy in the spring and summer months. Steps lead down to a further patio area with a south facing aspect offering the perfect space to sit out in the midday sun. A block paved path meanders along the edge of the garden flanked by mature planted borders on the right-hand side and a well-maintained lawn on the left. Towards the rear of the garden is a circular patio with further seating and enclosed by a lavender hedge. The garden to the side of the property flows up to multiple vegetable plantings with a brick path flowing through, perfect for those green-fingered souls. A greenhouse sits beyond this and double timber doors provide access into the store room at the rear of the garden.

Measurements

Living Room

4.9m x 4.57m (16'1" x 15'0")

Second Reception Room

4.88m x 4.27m (16'0" x 14'0")

WC

2.16m x 0.99m (7'1" x 3'3")

Kitchen/Dining Room

7.11m x 7.04m (23'4" x 23'1") max

Utility

3.3m x 2.67m (10'10" x 8'9")

WC

1.7m x 1.07m (5'7" x 3'6")

Garden Room

4.44m x 3.23m (14'7" x 10'7") max

Main Bedroom

4.17m x 4.09m (13'8" x 13'5") max

En Suite

2.67m x 1.93m (8'9" x 6'4")

Bedroom Two

4.9m x 4.24m

Bedroom Three

5.36m x 2.69m (17'7" x 8'10")

Bedroom Four

4.22m x 3.63m (13'10" x 11'11") max

Bedroom Five/Study

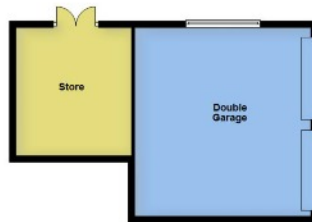
3.4m x 1.7m (11'2" x 5'7")

Shower Room

2.21m x 2.13m (7'3" x 7'0") max

Bathroom

3.12m x 1.73m (10'3" x 5'8")



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